

**FRUITLAND PARK CITY COMMISSION AND
PLANNING AND ZONING BOARD
JOINT WORKSHOP MEETING AGENDA**

August 10, 2019

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

9:00 a.m.

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. LAND DEVELOPMENT REGULATIONS**
 - **Chapter 150, General Provisions**
 - **Chapter 151, Definitions and Interpretations**
 - **Chapter 153, Concurrency Management System**
 - **Chapter 154, Zoning District Regulations**
 - **Chapter 155, Conditional Uses and Special Exceptions**
 - **Chapter 156, Miscellaneous Regulations**
 - **Chapter 157, Subdivisions and Plats**
 - **Chapter 161, Building and Fire Codes**
 - **Chapter 162, Transportation Standards**
 - **Chapter 165, Environmental Protection Regulations**
 - **Chapter 168, Variance Procedures**
 - **Appendix 2, Water Sewer Utilities Standard Specifications**
- 4. OTHER BUSINESS**
- 5. ADJOURNMENT**

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

CHAPTER 150

GENERAL PROVISIONS

SECTION 150.010: TITLE

Chapter 150 through 168, inclusive, shall be entitled the "Land Development" Code of the City of Fruitland Park, Florida, otherwise known as the "Land Development Regulations."

SECTION 150.020: AUTHORITY

This Land Development Code is enacted pursuant to the requirements and authority of Section 163.3202, Florida Statutes, (the Local Government Comprehensive Planning and Land Development Regulation Act), the City and the general powers in Chapter 166, Florida Statutes.

SECTION 150.030: PURPOSE AND INTENT

The City has developed this unified land development code to implement the Comprehensive Plan and to streamline the development review process. The Land Development Code sets forth regulations, requirements and procedures governing the use and development of land for the purpose of protecting the health, safety and general welfare of the citizens of the City and to enhance the appearance, function and livability of the City, to the end of improving the overall quality of life within the community.

As required by Chapter 163.3202, Florida Statutes, the Land Development Code contains specific and detailed provisions which regulate the subdivision of land; the use of land and water; areas subject to flooding; environmentally sensitive lands; signage; stormwater management and protection of potable water wellfields. The Land Development Code also requires that all developments be reviewed for impact on public facilities and services, and that adopted levels-of-service be maintained.

SECTION 150.040: CONSISTENCY WITH COMPREHENSIVE PLAN

The Land Development Code incorporates new authorizations, requirements and regulations to implement the objectives and policies of the Comprehensive Plan, and to ensure that all land development activities within the City are consistent with and further the goals, objectives, policies, land uses, densities and intensities in the City's Comprehensive Plan.

It is recognized however, that situations may arise in the daily administration and enforcement of the Land Development Code whereby strict interpretation and enforcement of the Code may be contrary to the goals, objectives and policies of the Comprehensive Plan. Such situations may arise due to changes in land development priorities or economics, new issues which were not anticipated at the time Land Development Code was drafted and adopted, or the inability to meet competing goals through a single action. In these situations, the goals and policies of the Comprehensive Plan shall take precedence, and the Development Code shall be interpreted and administered consistent with the overall goals, objectives and

policies of the Comprehensive Plan as interpreted by the City Commission, until such time that the Code and/or Comprehensive Plan can be amended to resolve any conflict.

SECTION 150.050: JURISDICTION

The provisions of the Land Development Code shall apply to all development of land within the corporate limits of the City of Fruitland Park, Florida, as now or hereafter defined, and within all areas under jurisdiction of the City for land use planning and development control as specified in any applicable interlocal planning agreements.

SECTION 150.060: GENERAL INTERPRETATION

In the interpretation and administration of the Land Development Code, all provisions shall be:

- a) Considered as minimum requirements;
- b) Liberally construed in favor of the City; and
- c) Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION 150.070: DELEGATION OF AUTHORITY

Whenever a provision appears requiring the Administrative Official, the head of a department or some other City officer or employee to perform an act or duty, it is to be construed to authorize delegation to subordinates to perform the required act or duty, unless the terms of the provision specify otherwise, or such delegation would be contrary to the spirit and intent of the Land Development Code.

SECTION 150.080: RELATIONSHIP OF SPECIFIC TO GENERAL PROVISIONS

More specific provisions of the Land Development Code shall be followed in lieu of more general provisions which may be more lenient than, or in conflict with the more specific provision.

SECTION 150.090: CONFLICTING LANGUAGE OR PROVISIONS

In the case of conflict with the Land Development Code or between the Land Development Code and other codes or ordinances, the language or provision which is most restrictive or imposes the highest standard shall apply.

SECTION 150.100: SEVERABILITY

If any provision of the Land Development Code or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Code which can be given effect without the invalid provision or application, and to this end the provisions of the Land Development Code are declared severable.



CHAPTER 151

DEFINITIONS AND INTERPRETATIONS

SECTION 151.010: INTERPRETATIONS OF CERTAIN TERMS AND WORDS

- a) The singular includes the plural and vice versa.
- b) The masculine includes the feminine and neuter and vice versa.
- c) The present tense includes the future.
- d) The word "shall" is mandatory and the word "may" is permissive.
- e) The word "person" includes an individual, child, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation and all other groups or combinations.
- f) The word "writing" includes handwriting, printing, typewritten and all other methods and means of forming letters and characters upon paper.
- g) The word "lot" includes the words parcel of land, plot or tract.
- h) The word "land" includes the words water, marsh, swamp, gross land area, and gross acres of land.
- i) The word "street" includes words avenue, highway, road, boulevard, land, thoroughfare, easement, public right-of-way, private right-of-way, or other similar words.
- j) All words and terms defined in any Code adopted by reference are hereby incorporated in the Land Development Code. However, if a word is also defined in the Land Development Code, the Land Development Code definition shall apply in all cases except when interpreting the referenced Code.
- k) All words not defined in the Land Development Code shall carry their customary meaning.

SECTION 151.020: DEFINITIONS

ABANDON – To cease actively using a structure. In making the determination that a structure has been abandoned, non-use of a structure for six (6) consecutive months shall be prima facie evidence for abandonment. The Enforcement Official shall consider the existence or absence of a current occupational license, utility service deposit or account, use of premises, and relocation of the use, so that temporary or short term interruption to an activity shall not be subject to inclusion under this term.

ABANDONED SIGN – (a) Any sign face which advertises a business no longer conducted or product no longer sold. In making the determination that a sign advertises a business no longer being conducted, the City shall consider the existence or absence of a current occupational license, utility service deposit or account, use of the premises and relocation of the business; (b) any sign structure which has not been used for business purposes for over six (6) months, that is nonconforming as to existing codes regarding height, setback of sign area; and (c) any previously permitted portable or temporary sign for which the permitted time has expired.

ABUTTING PROPERTY – Any property that is immediately adjacent or contiguous to property or that is located immediately across any road or public right-of-way or immediately across any water body.

ACCESSORY STRUCTURE – A subordinate structure or portion of the principal structure, the use of which is incidental to the main use of the premises.

ACCESSORY USE – A use which is incidental to the principal use of the premises.

ACCESSORY DWELLING UNIT - living quarters that may house non-paying guests or family members and may either be attached to the principal structure, detached or an apartment within the principal structure. Accessory dwelling units may not be rented or sold.

ADMINISTRATIVE OFFICIAL – The municipal official appointed by the City Manager to administer the Land Development Code.

ADULT CARE CENTER – A caretaking arrangement, whether operated for profit or not, where care is provided for a part of the 24 hour day to 3 or more adults that are unrelated by blood or marriage to the owner/operator of the facility. This care may include, but is not limited to, providing a protective setting, social activities, leisure time activities, self-care training, rest, nutritional services, and speech and physical therapy. Such a facility must be licensed by the Florida Department of Health and Rehabilitative Services, in accordance with Section 429.90 of the Florida Statutes.

ADULT ENTERTAINMENT ESTABLISHMENT – An establishment where a substantial portion of the stock-in-trade and/or presentation time offered for any form of consideration, are devoted to materials which are distinguished or characterized by the emphasis in depicting, describing, or relating sexual matters from which minors would be excluded by virtue of their age, pursuant to Sections 847.012, 847.0125 and 847.013 of the Florida Statutes. This term may include, but not be limited to, adult bookstore, adult cabaret and adult theater.

ADULT/VOCATIONAL EDUCATION ESTABLISHMENT – An establishment for the instruction or guidance in an occupation, profession, civic activity or art form, and may include, but not limited to, the teaching of a trade apprenticeship, acting-drama, citizenship, cooking, music and voice.

AGRICULTURE: (FIELD CROPS/WHOLESALE NURSERY) - The science, art, or practice of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

AIR GAP – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture, or other device and the flood-level rim of the receptacle.

ALLEY – A public or private way which is not designed for general travel but is used primarily as a means of secondary access to a lot abutting thereon.

ALTERATION – Any change in a building's structural parts, stairways, type of construction, kind of class of occupancy, means of ingress and egress, wiring, plumbing, heating or cooling system, and other changes affecting or regulated by the

City of Fruitland Park Building Codes or this Land Development Code, except minor changes or repairs not involving the aforesaid features. The word alteration may include, but not be limited to, the words alternated, repaired, modification to construction or reconstructed.

ALTERED WETLANDS – Wetlands which have been substantially affected by man, but which continue to be dominated by wetland or transitional vegetation.

APPEAL – A request for a review of the City of Fruitland Park's interpretation of any provision of the Land Development Code or an appeal of a denial of a variance.

APPLIANCE/ELECTRONIC REPAIR SHOP – A retail establishment offering for sale the repair services of small appliances and electronic equipment, with such repair generally occurring on the premises.

AREA OF SHALLOW FLOODING – A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

AREA OF SPECIAL FLOOD HAZARD – The land in the floodplain within a community subject to 1% or greater chance of flooding in any given year. The land area covered by the floodwaters of the base flood and the area where floodplain management regulations must be enforced. (FEMA)

ASSISTED LIVING FACILITIES - any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

ATHLETIC/SPORTS FACILITY – A site or building where competitive athletic pursuits are carried out, generally on a scheduled basis through direct participation.

AUCTION BUSINESS – Land or a building where items are sold to the highest bidder. Such activity could be private or public and may include, but not be limited to, the sale of antiques, art and jewelry.

AUXILIARY SUPPLY – Any water source or system other than the potable water supply that may be available in the building or premises.

AWNING – An architectural projection that provides weather protection, identify or decoration and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached. An awning may be fixed or moveable, cantilevered, or otherwise entirely supported from a building.

AWNING/ILLUMINATED – A structure, as described above, which is illuminated from the reverse side with artificial light emanating from a minimum 800 milliamp high outpost florescent fixture, to the extent that such artificial light is visible through to the exterior.

BACKFLOW – The flow of water or other liquids, mixtures, or substances into the distributing pipes or a potable water supply from any source or sources other than the potable water supply's intended source.

BACKFLOW PREVENTER – A device or means to prevent backflow.

BACKSIPHONAGE – Backflow resulting from negative pressures in the distributing pipes of a potable water supply.

BANNER – Any sign with characters, letters, illustrations, or ornamentation applied to cloth, paper, or fabric of any kind that is not permanently attached to a solid backing of wood, plastic, metal, masonry, or similar rigid material. A flag shall not be considered a banner.

BAROMETRIC LOOP – A loop of pipe rising at least 35 feet, at its topmost point, above the highest fixture it supplies.

BASE FLOOD – The flood having a 1% chance of being equaled or exceeded in any given year.

BARS, LOUNGES AND NIGHT CLUBS – An establishment devoted primarily to the selling, dispensing, serving or providing of alcoholic beverages for consumption on the premises, including establishments where dancing or floor shows may be permitted. The term bars, lounges and night clubs may include, but not be limited to, the terms barroom, cabaret, cocktail lounge, discotheque, pub, saloon, and tavern, but shall not include those premises where alcoholic beverages are sold in conjunction with the sale of food for consumption on the premises, and the sale of said beverages comprises less than 49% of the gross receipts.

BASEMENT – That portion of a building having its floor subgrade (below ground level) on at least three sides.

BED AND BREAKFAST INN – A single-family detached residential dwelling unit, and accessory buildings thereof existing as of September 11, 1997 which were pre-existing as of December 31, 1940, where short-term lodging and at least one meal is provided. The owner of the inn shall live in the primary dwelling unit. Further, bed and breakfasts are classified as follows:

- a) *Small Homestay* – A single-family detached residential unit and related accessory building totaling at least 1800 square feet of heated space with three bedrooms, only one (1) of which is to be used as a guest room.
- b) *Medium Homestay* – A single-family detached residential unit and related accessory building totaling at least 2400 square feet of heated space with four bedrooms, only two (2) of which are to be used as guest rooms.
- c) *Large Homestay* – A single-family detached residential unit and related accessory building totaling at least 3000 square feet of heated space with five bedrooms, only three (3) of which are to be used as guest rooms. Large homestay is also a single-family detached residential unit and related accessory building totaling at least 3000 square feet of heated space with 6 bedrooms, only four (4) of which are to be used as guest rooms.

BEST MANAGEMENT PRACTICES – Design, construction, operation, or maintenance techniques for stormwater pollution control, which have been developed by the SJRWMD.

BOARDWALK – An elevated structure made of boards usually placed over land or wetlands.

BREAKAWAY WALL – A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

BUILDABLE AREA – That portion of a lot remaining after required building setbacks have been established in the lot front, rear and side yards.

BUILDING – Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING AREA – The area included within surrounding exterior walls (or interior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BUILDING COVERAGE – That portion of a lot which is occupied by principal and accessory buildings.

BUILDING FRONTAGE – The face of the building meeting front setback requirements towards the principal road, street, highway or easement serving the building.

BUILDING HEIGHT – The vertical distance from *grade plane* to the average height of the highest roof surface.

BUILDING SETBACK – The minimum required distance a building must be set back from the property line, as measured perpendicular to the property line, or from mean high water along rivers, lakes, or other water bodies.

BUILDING SETBACK LINES – The lines established by setback requirements beyond which no principal building shall extend.

BULKHEAD – A man-made wall or encroachment, parallel to the shoreline, made to protect the shore from erosion and to retain the earth or fill behind it.

BUSINESS SERVICE – An establishment where the performance of duties related to business operations are provided within or outside of the confines of such an establishment and may include, but not limited to, business machine repair, computer service and repair, microfilming, secretarial and typing service and telephone answering service.

CALIPER – The minimum trunk diameter of a replacement tree as measured at a predetermined point measurement. Trunk diameter for trees up to 4 inches are to be measured 6 inches above the soil line. All trees over 4 inches in diameter will be measured 12 inches above the soil line.

CARPORT – An attached or freestanding structure primarily used to shelter motor vehicles, having a roof structure supported by two or four posts or a combination of posts and wall structure and having no method of enclosing the structure.

CEMETERY – Land where burial of the deceased occurs, whether persons or pets. This term shall include mausoleums where they are within the boundaries of a cemetery.

CHANGEABLE COPY SIGNS – A sign which has letters, numbers, symbols or other characters which can be manually attached to or removed from the face of the sign, without altering the face or structure of the sign. Such signs are sometimes referred to as Reader Boards.

CHANGE OF OCCUPANCY – A discontinuance of an existing use and the substitution of a different kind of class of use. Change of occupancy is not intended to include a change of tenants or proprietors unless accompanied by a change of use.

CHECK VALVE – A self-closing devise that is designed to permit the flow of fluids in one direction and to close if there is a reversal of flow.

CHILD CARE CENTER – An arrangement or establishment which provides child care for more than 5 children unrelated to the operator, for compensation, and for a period of less than 24 hours. Such a facility must be licensed by the Florida Department of Health and Rehabilitative Services and comply with their requirements, pursuant to Section 402.305 of the Florida Statutes. This term may include, but not be limited to, day-care center, day-care services, day nurseries, kindergartens, nursery school, play-school and preschool.

CITY – City of Fruitland Park, an inhabited place of greater size, population, or importance than a town or village.

CLEARING – The removal of any trees or vegetation from the land, but shall not include mowing of lawn and field grass. A tract of land cleared of wood and brush.

CLUBS, LODGES AND FRATERNAL ORGANIZATIONS – A building or facility owned or operated by a corporation or association for a social, education, civic or recreational purpose, but not primarily for profit or to render a service that is customarily carried on as a business.

COMMERCIAL/INDUSTRIAL EQUIPMENT AND SUPPLIES – An establishment which offers the wholesale or retail sale or rental of goods and merchandise used in commerce or industry, and not generally purchased by the individual consumer, and may include, but not be limited to, air or gas compressors, backhoes, bricks, chemicals, food processing equipment, hoists, manufactured building components, medical supplies, traffic signs, valves, and waterproofing material.

COMMERCIAL/INDUSTRIAL SERVICE – An establishment which provides work performance related to commerce and industry, and may include, but not be limited to, linen supply, machine shop, medical waste removal service, publishing plant, screen printing, tool and die shop and welding.

COMMERCIAL/INDUSTRIAL WAREHOUSE – A building used primarily for the dead space storage of goods and materials used by or in association with commerce and industry.

COMMERCIAL PARKING – An area where vehicles, including, but not limited to, automobiles, trucks, recreational vehicles or boats are parked for storage within the appropriate zoning district, where fees may or may not be charged. Commercial parking is not the overnight parking of commercial vehicles associated with the on-site business. The parking of commercial vehicles associated with the on-site business is allowed in the following zoning districts: RP, C-1, C-2, Industrial, Mixed Use – PUD in any C-1 uses therein. Commercial – PUD, and Industrial PUD.

COMMERCIAL STABLE – A facility where horses are boarded and cared for and may include, but not be limited to, the provision of horses for instruction of riding, jumping, and showing, and the hiring to the public of riding horses for a fee.

COMMUNITY RESIDENTIAL HOMES – A dwelling unit providing a living environment for 1-6 or 7-14 residents that have no family to live with or are in need of assistance with daily living and who operate as the functional equivalent of a family. Supervision and care by support staff may be necessary to meet the physical, emotional and social needs of the residents. These facilities are licensed by the Florida Department of Health and Rehabilitative Services and include adult congregate living facilities, residential treatment facilities – levels II and IV, residential child care agency facility, intermediate care facility for the mentally retarded/developmentally disabled, foster care facility, and group homes pursuant to Chapter 419 of the Florida Statutes.

COMPREHENSIVE PLAN – The “City of Fruitland Park Comprehensive Plan Update” adopted by the City Commission in Ordinance 91-016, and amendments thereto in compliance with the requirements of the Local Government Planning and Local Development Regulation Act, Chapter 163, Florida Statutes.

CONGREGATE LIVING FACILITY – A residential facility, for more than 3 persons unrelated to the owner, where shelter and services are provided and may include meals, housekeeping, and personal care assistance. Residents shall not be under in-house nursing/medical care. This term shall include, but not be limited to, adult congregate living facility, child care agency facility, community residential home, drug and alcohol treatment facility, and shelters for the abused and unwed mothers.

CONSERVATION EASEMENT – A right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition; retaining such areas as suitable habitat for fish, plants or wildlife; or maintaining existing land uses; and which prohibits or limits the activities described in Section 704.06, Florida Statutes.

CONSTRUCTION CONTRACTOR’S YARD AND STORAGE – Land or building where construction materials are kept in association with such contracting businesses and may include, but not be limited to, air conditioning and heating, aluminum, building construction, hauling, machine construction, roofing, solar energy systems, utility system installation and wall covering.

CONSTRUCTION SIGN – A sign announcing and identifying the construction project scheduled or underway on the site where the sign is located.

CONSTRUCTION REAL ESTATE SIGN – A construction sign, as described above, which also advertises the real property where the sign is located for sale, lease or rent.

CONSTRUCTION, START OF – When any site alteration is made, including, but not limited to, batter board layout, or forming, in contemplation of further work, or any structure or construction materials are permanently placed or incorporated into any site.

CONVENIENCE STORE – An establishment which offers for sale a limited line of food and household goods and is designed for quick service to customers with small purchases. Such an establishment may or may not offer for sale fuel by way of self-service gasoline/diesel pumps or LP gas tanks.

CREMATORIUM – An establishment in which a deceased body is reduced to ashes in a furnace. This type of facility must be licensed with the Florida Department of Professional Regulation and meet the criteria of the Florida Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection, pursuant to Section 497 of the Florida Statutes.

CRITICAL HABITAT – Habitat which if lost would result in elimination of listed species or individuals from the area in question. Critical habitat typically provides functions for the listed species during restricted portions of that species life cycle. Habitat includes the place or type of site where a species naturally or normally nests, feeds, resides, or migrates, including for example, characteristic topography, soils and vegetative cover.

CROSS CONNECTION – Any physical connection between a potable water supply and any waste pip, soil pipe, sewer, drain, or any unapproved source or system. Furthermore, it is any potable water supply outlet that is submerged or can be submerged in wastewater or any other source of contamination.

CULTURAL FACILITY – Land, a building, or a group of buildings which affords the pursuit of arts, letters, manners, professional and scholarly matters, any may include, but not limited to, an auditorium, convention/lecture hall and museum.

DENSITY – The total number of dwelling units per acre within a project site.

DEVELOPER – Any person who engages in or proposes to engage in a development either as the owner or as the agent of an owner of property.

DEVELOPMENT – Any significant man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, permanent storage of materials, or the dividing of land into two or more parcels. Development includes, but is not limited to the following:

- a) A reconstruction, alteration of the size, or structural change in the external appearance of a structure on land.

- b) A change in density or intensity of use of the land, such as an increase in the number of dwelling units in a structure or on land or, a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units or on the land as may be determined by the local government.
- c) Alteration of a shore or bank of a river, stream, lake, pond, canal or stormwater management facilities.
- d) Mining or excavation on a parcel of land.
- e) Demolition or removal of a structure.
- f) Clearing of land as an adjunct of construction.
- g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

DIAMETER AT BREAST HEIGHT (DBH) – The trunk diameter of a tree measured 4½ feet above the average ground level at the base of the tree. Provided, however, if the tree forks 4½ feet above ground level, it is measured below the swell resulting from the double stem. Stems that fork below 4½ feet above the ground level should be considered separate trees.

DIRECTIONAL SIGN – Any sign used to indicate the direction to entrances, exits, parking areas, restrooms, drive-through facilities or other non-business related facilities on site.

DIRECTORY SIGN – A sign which gives the names of the businesses or individuals located in the building or complex where it is located. A directory sign shall be of a unified design and common material, and shall allow for a uniform size sign for each business or unit of space in the development. Directory signs shall be limited to the name and type of business and its location within the building or complex.

DOCK – A fixed or floating structure, including moorings, used for the purpose of harboring boats.

DOUBLE FACED SIGN – A sign with two (2) faces which are no more than three (3) feet apart at their closest point, and which describe an internal angle between face planes extended of no more than 30 degrees.

DRAIN – Any pipe that carries wastewater or waterborne wastes in a building drainage system.

DREDGING – Excavation by any means in water or wetland. It also means the excavation or creation of a water body which is, or is to be, connected to waters, directly or via excavated water bodies or a series of excavated water bodies.

DRIPLINE – The ground area surrounding the trunk of a tree that is described by the vertical plane enclosing the outermost branches of the tree. For asymmetrical specimens, or those with unusually small crown spread, the drip line area shall in no case be less than that area described by a radial dimension of one foot for each one inch of trunk radius.

DRIVEWAY OR DRIVE – A vehicular access way, serving one (1) or more properties.

DWELLING – A building or part thereof with cooking, sleeping and sanitary facilities that is designed in whole or part as the separate and independent residence or living quarters for one or more persons, but which does not include the terms bed and

breakfast inn, hotel, mobile home, motel, recreational vehicle or tent. This term does include the following categories:

- a) *Dwelling, Single Family* – A building containing one dwelling unit which would include the following types:
 - Single Family Attached
 - Single Family Detached

- b) *Dwelling, Two-Family* – A building containing two dwelling units which would include the following types:
 - Duplex

- c) *Dwelling, Multi-Family* – A building containing three or more dwelling units which would include the following types:
 - Apartments, Low and Mid-Rise
 - Townhouses

ELEVATED BUILDING – A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls or breakaway walls.

ESSENTIAL SERVICES – Public utility facilities either underground or overhead and related to the transmission or distribution system of water, sanitary sewer or storm sewer, telephone, gas, electricity, public safety, including poles, wires, mains, hydrants, drains, pipes, conduits, police or fire callboxes, traffic signals and other similar equipment necessary for the furnishing of adequate service, but not including buildings.

FAMILY – One or more persons all living together and interrelated by blood, marriage, or legal adoption, and occupying one dwelling unit. Boarding of no more than three (3) unrelated persons with a family shall be permitted.

FAMILY CHILD CARE HOME – An occupied residence in which child care is provided for a period of less than 24 hours a day on a regular basis, for no more than five (5) children including those related to the resident care giver.

FARMERS/FLEA MARKET – An occasional or periodic sales activity held within a building, structure, or open area where groups or individual sellers offer goods – new and used, for sale to the public, not to include private garage sales or similar activities held by churches or other non-profit organizations.

FASCIA SIGN – A sign located on the fascia of a roof or canopy, or affixed to the front plane of a mansard roof that is a maximum of 30 degrees from vertical, including signs that extend the plane of the structural fascia such that the vertical dimensions of the sign is no more than one third ($\frac{1}{3}$) the distance from the ground to the bottom of the fascia and no lateral supports are used.

FEMA – The Federal Emergency Management Agency.

FDER – The Florida Department of Environmental Regulation.

FDNR – The Florida Department of Natural Resources.

FINANCIAL SERVICE – An establishment engaged in the management of money and credit, and may include, but not be limited to, accounting, bookkeeping, investment securities, money transfer, mortgage loans, pension plans, stocks and bond brokerage and tax planning. This term would not include the term bank.

FINGER PIER – A narrow walkway extending over water to provide access between docked boats and the main access pier connection to land.

FINISHED GRADE – The completed surface of lawns, walks and driveways brought to grade as shown on building plans or designs relating thereto.

FIRE FLOW – The quantity of water measured in gallons per minute (gpm) that is needed to extinguish a fire involving a particular building, block, area or material.

FIXTURE, PLUMBING – Installed receptacles, devices, or appliances supplies with water or that receive or discharge liquids or liquid-borne wastes.

FLAG – A rectangular piece of fabric of distinctive design that is used as a symbol (as of a nation, state or city), or is displayed to show affiliation with a specific recognized organization (such as fraternal, religious or charitable organization.)

FLOOD OR FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a) The overflow of inland or tidal waters;
- b) The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD HAZARD BOUNDARY MAP (FHBM) – An official map of a community, issued by the Federal Emergency Management Agency (FEMA), where the boundaries of the flood, mudflow and related erosion areas having special hazards have been designated.

FLOOD INSURANCE RATE MAP (FIRM) – An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the Special Flood Hazard areas (SFHAs), the Base Flood Elevations (BFEs) and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY – The official report by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.

FLOOD-LEVEL RIM – The edge of the receptacle from which water overflows.

FLOODPLAIN – Any land area susceptible to being inundated by floodwaters from any source.

FLOODWAY, REGULATORY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR – The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood-frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA, GROSS – - The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent *shafts* and *courts*, without deduction for *corridors*, *stairways*, *ramps*, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include *shafts* with no openings or interior *courts*.

FLUCFCS – Florida Land Use, Cover and Forms Classification System, 1985, published by the Florida Department of Transportation.

FREESTANDING SIGN – Any sign supported by uprights or braces placed upon or in or supported by the ground, a fence or non-structural wall. This shall include

signs attached to buildings but supported in whole or in part as described above. A flagpole shall not be considered a freestanding sign.

FRONT-FOOT, BUILDING – Each linear foot, or major portion thereof, measured along the main entry side of a building. Where buildings form an “L” or “U”, all main entry sides are measured.

FRONT-FOOT, PROPERTY – Each lineal foot, or major portion thereof, measured along the public right-of-way where the subject property abuts said right-of-way.

FRONT-FOOT, TENANT – Each lineal foot, or major portion thereof, measured along the main entry side of a tenant space.

GAME/RECREATION FACILITY – An establishment which provides indoor or outdoor opportunities for casual entertainment by patrons of all ages, and may include, but not be limited to, amusement park, bingo club, bowling alley, game room, go-kart track, miniature golf, pool hall, skateboard park, skating rink and video arcade.

GROSS DENSITY – The total acreage of a parcel of land excluding open waterbodies divided by the total number of proposed dwelling units.

GROUND SIGN – A sign which is in contact with or in close proximity, to the ground for a minimum of eighty (80) percent of its greatest horizontal dimension.

HARMFUL TO MINORS – With regard to sign content, any description or representation, in whatever form, of nudity, sexual conduct, or sexual excitement, when it:

- a) predominately appeals to the prurient, shameful or morbid interest of minors in sex, and
- b) is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable sexual material for minors, and
- c) taken as a whole, lacks serious literary, artistic, political, or scientific value.

The term “harmful to minors” shall also include any non-erotic work or picture when it:

- a) is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable for viewing by minors, and
- b) taken as a whole, lacks serious literary, artistic, political, or scientific value.

HAZARDOUS MATERIALS – Those chemicals or substances that are *physical hazards* or *health hazards* as classified in Section 307 and the Florida Fire Prevention Code, whether the materials are in usable or waste condition. Any substance according to any of the following State or Federal codes or regulations:

- a) Chapter 38F-41, Florida Administrative Code (Florida Substance List).
- b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes).
- c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances).

- d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances).
- e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables).

Hazardous materials includes any solution, mixture, or formulation containing such material, and any material which, due to its chemical or physical characteristics, is determined by the City Fire Department to pose a substantial threat to life, health, or safety of persons or property or to the environment. The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammable and corrosives.

HAZARDOUS PRODUCTION MATERIAL (HPM) - - A *solid, liquid* or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability or instability of Class 3 or 4 as ranked by NFPA 704 and which is *used* directly in research, laboratory or production processes which have as their end product materials that are not hazardous.

HEALTH/EXERCISE CLUB – An establishment which provides for athletic and physical force training or health and recreational exercise. This term may include, but is not limited to, the terms aerobics instruction, dance instruction, fitness center, gymnasium (private), gymnastics school, karate, martial arts, self defense instruction, and weight room.

HEALTH HAZARD – - A classification of a chemical for which there is statistically significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term “health hazard” includes chemicals that are *toxic* or *highly toxic*, and *corrosive*.

HEIGHT OF SIGN – The distance between the top of a sign and the average grade elevation below it, or centerline grade of the adjacent roadway, whichever is less. The height of the sign shall be measured to surface roads only and shall not apply to bridges, overpasses or similar elevated roads.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

HYDROPNEUMATIC TANK – A pressure vessel in which air pressure acts on the surface of the water contained within the vessel, pressurizing the water distribution piping connected to the vessel.

IDENTIFICATION SIGN – A sign that indicates the name and type of business or service, or the name of the development located on the site where the sign is located including street address, phone number, and graphic or business logo.

ILLUMINATED SIGN – A sign that uses artificial light, either internal or external to the sign faces, to draw attention to the sign or otherwise increase its visibility.

INLET – The open end of the water supply pipe through which the water is discharged into the plumbing fixture.

INSTRUCTIONAL SIGN – A sign conveying non-advertising information relating to the use of the premises, including such as no parking, no trespassing and warning signs.

ISOLATED WETLANDS – Wetlands that have no hydrological or vegetative connection with “waters of the state” as defined in Section 403.031(3), Florida Statutes.

KENNEL - A premises which provides for the boarding, breeding, buying, grooming, rearing or selling of more than 4 animals, whether for profit or for personal use. The Land Development Code however is not to preclude the breeding and rearing of small household pets which may include, but not be limited to, dogs, cats, fish, reptiles, rodents and birds.

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LABORATORY/RESEARCH AND DEVELOPMENT – An establishment engaged in the investigation, testing and experimentation of the natural, physical or social sciences, or engaged in engineering and development as an extension of investigation with the object of creating products. This type of facility may include, but not be limited to, asphalt and concrete testing, foundation testing, material testing, and soils, geology and groundwater testing.

LAUNDRY AND DRY CLEANING PLANT – A building where the washing, drying, ironing, and/or dry cleaning of laundry occurs on a large scale and without retail transactions on the premises.

LAUNDRY AND DRY CLEANING RETAIL SERVICE – An establishment where washing, drying, ironing, and/or dry cleaning machines are available for rental by the public for their use on the premises, or are available for use by the establishment's personnel in cleaning laundry for the public patrons. Such an establishment might also involve the intake of laundry from public patrons to be sent off the premises to a laundry and/or dry cleaning plant.

LISTED SPECIES – Any plant species or animal species (vertebrate) indicated as endangered, threatened, or species of special concern as found in the Regulated Plan Index of Current F.S. 581.185(5), the Designation of Endangered Species, Designation of Threatened Species and the Designation of Species of Special Concern of Sections 39-27.003-27.005, Florida Administrative Code, and the Federally Listed Species by State-Florida issued by the United States Fish and Wildlife Service.

LISTED SPECIES EVIDENCE – Indication of the presence of a listed species, including sightings, signs, tracks, trails, suggestions of feeding.

LIVING AREA – Space in a structure in which the air is conditioned by heating and/or air conditioning and the space is habitable or enclosed excluding open porches, screened porches, garages, and/or attached storage sheds.

LOT – A designated parcel, tract, or area of land established by plat, subdivision or otherwise permitted by law, to be used, developed or built upon as a unit.

LOT, DEPTH – The distance between the midpoints of the front and rear lot lines.

LOT LINE – A line of record bounding a lot which divides one lot from another lot from a public or private street or any other public space.

LOT LINE, FRONT – Any side of a lot which fronts upon a street, be it public or private. The primary front lot line is that frontage on which the address is given.

LOT LINE, REAR – The lot line(s) most distant from and most nearly parallel to the primary front lot line.

LOWEST FLOOR - The lowest floor of the lowest enclosed area (including a basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of requirements. (For floodplain management purposes) (FEMA)

MAIN ACCESS PIER – A walkway extending over water from land, used as the means of access to boat docking facilities.

MAINTENANCE CONTRACTOR – An establishment which provides routine business and residential maintenance activities at the place of business or residence needing such treatment. This type of contractor may include, but not be limited to, exterminators, janitors and house cleaners, and swimming pool service.

MANAGEMENT – A series of techniques applied to maintain the species diversity and viability of a listed species in a location. These techniques include, but not be limited to, control burning, planting or removal of vegetation, exotic species control, maintaining hydrologic regimes and monitoring.

MANAGEMENT PLAN – A plan prepared to address conservation and management of listed species and their habitat, which is approved by the City following recommendations and approval from the Florida Game and Fresh Water Commission.

MANUFACTURED BUILDING – A building made or assembled in manufacturing facilities away from a building site for the installation or the assembly and installation on the building site. These buildings must meet all of the Building Code requirements of the City of Fruitland Park and may include residential, commercial, industrial, institutional and storage structures, but shall not include mobile homes.

MANUFACTURING, CRAFTSMAN SHOP – A trade type of establishment where products are made based on specific manual skill or art, and may include, but not be limited to, cabinetmaking, painting, pottery, stained glass, upholstery and woodworking.

MANUFACTURING, FABRICATION – An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

MANUFACTURING, PROCESSING – An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but not be limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production and tire production.

MARINA – An establishment with a waterfront location for docking pleasure boats or providing services to pleasure boats and occupants thereof, including minor servicing and repair to boats while in the water, sale of fuel and supplies, and provisions for food, beverages, and entertainment as accessory uses. Boat docks associated with a private residence shall not be considered a marina.

MEAN LOW WATER – The average height of all low waters recorded at a given place over a 19 year period.

MEAN HIGH WATER – The average height of all high waters recorded at a given place over a 19 year period.

MEAN SEA LEVEL – The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of the Land Development Code, this term is synonymous with National Geodetic Vertical Datum (NGVD).

MEDICAL OFFICE/CLINIC – An establishment where the diagnosis and treatment of human patients occurs without the provision of overnight care facilities and may include, but not be limited to, the services of acupuncture, alcoholism counseling, chiropractor, dental office and clinic, family planning, medical doctor office, mental health clinic, occupational therapist, speech and language pathologist, walk-in medical center, and weight control service.

MEMBERSHIP SIGN – A sign identifying affiliation with a travel club, business association, credit card company, or professional association.

MEMORIAL SIGN – A permanent sign, plaque, inscription or similar group of symbols recording historical data relating to the construction of the building to which it is affixed.

MINI-WAREHOUSE – A self-service storage facility in a building consisting of individual self-contained units of varying sizes that are leased or owned for the express purpose of the storage of business and household goods, or for contractor's supplies. Such uses shall not include retail commercial land uses.

MITIGATION – Actions including, but not limited to, restoration, enhancement, or creation of wetlands, required to be taken by a person to off-set environmental impacts of permitted activities.

MOBILE HOME – A manufactured housing unit built on a chassis, subject to all regulations applying thereto, including vehicle registration and title issued by the Florida Department of Motor Vehicles, whether wheels, axles, hitch, or other appurtenances of mobility are removed, and regardless of the nature of the foundation provided. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle.

MOBILE HOME PARK – A single parcel or tract of land where lots are rented to accommodate mobile homes.

MOBILE HOME SUBDIVISION – A single parcel of land where lots are individually owned.

MOTOR VEHICLE – An automobile, motorcycle, truck tractor and semi trailer combination, or any other vehicle legally operated on the roads of this State, used to transport persons or property, and propelled by power other than muscular power, but not including farm-type tractors, road rollers, such vehicles as run only upon a track, bicycles, or mopeds, in accordance with Chapter 320 of the Florida Statutes.

MOTOR VEHICLE, BOAT SALES – An area used for the display, sale or rental of new or used motor vehicles and boats in operable condition and where no repair work is done.

MOTOR VEHICLE AND BOAT STORAGE FACILITY – Land where the long term parking of motor vehicles and boats is accommodated.

MOTOR VEHICLE DEALER SALES – An establishment for the sale of new or used vehicles together with on premises repair facilities, including paint and body shop.

MOTOR VEHICLE REPAIR FACILITY – An establishment where major mechanical overhaul and repairs, paint and body work, or rebuilding of vehicle components is done.

MOTOR VEHICLE SERVICE CENTER – An establishment engaged in the servicing of motor vehicles allowing over the counter sale a installation of new replacement parts, equipment and accessories, including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire changing and repair, installation of exhaust systems parts, brake linings, electrical repairs and the like; where work prohibited shall be engine rebuilding, body service work or repairing, sale of vehicles or the outside storage of same, or the outside storage of parts and equipment other than for temporary display purposes.

MOTOR VEHICLE SERVICE CENTER – An establishment engaged in the servicing of motor vehicles allowing over the counter sale and installation of new replacement parts, equipment and accessories, including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire changing and repair, installation of exhaust systems parts, brake linings, electrical repairs, and the like; where work prohibited shall be engine rebuilding, body service work or repainting, sale of vehicles or the outside storage of same, or the outside storage of parts and equipment other than for temporary display purposes.

MOTOR VEHICLE SERVICE STATION – An establishment primarily engaged in the fueling, servicing, and washing of motor vehicles which may include the sale of refreshments from vending machines, fuel, lubricants, and products necessary to the operation and maintenance of motor vehicles, and may include the sale and installation of accessories, tires, batteries, minor engine tune-ups, wheel balancing and alignment, brake service, but not including major mechanical or body repair or the sale of motor vehicles.

NATIONAL GEODETIC VERTICAL DATUM (NGVD) – As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.

NATURAL COMMUNITY – An association of plant and animal species which inhabit and interact within the same environment characterized by certain hydrological, biological, ecological and chemical qualities.

NON-CONFORMING SIGN – A sign permitted in the City before the adoption of the Land Development Code, that does not conform to the requirements of the Land Development Code. A sign not legally permitted prior to the adoption of the Land Development Code shall not be considered a non-conforming sign.

NURSING HOME – An extended or intermediate care facility which provides full time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. This type of facility shall be licensed by the Florida Department of Health and Rehabilitative Services and meet their criteria, pursuant to Chapter 400 of the Florida Statutes and shall provide nursing services as defined in Chapter 464 of the Florida Statutes. This term may

include, but not be limited to the terms extended care facility, intermediate care facility and long term care facility.

OFFICE – An establishment where services are performed involving predominantly administrative, professional, or clerical operations for a business, government, industry, profession or service.

OFFICE COMPLEX – Any office development containing two (2) or more tenant spaces that are under common land ownership or that share common property frontage.

OFFICE SUPPLY – An establishment which offers the sale of materials predominately used by the office community and may include, but not be limited to, the sale of accounting and bookkeeping materials, beepers-pagers, business forms, systems, and machines, computer equipment and supplies, inserting and mailing machines, office furniture and typewriters.

OFFICE/WAREHOUSE FACILITY – An establishment where an office building will provide an attached warehouse to accommodate the office use.

OFF-SITE SIGN – Any combination of structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, advertising structure, advertising logos, symbol or other form, whether placed individually on a or a V-type, back-to-back, side-to-side, stacked or double-faced display, or bench, designated intended or used to advertise or inform, any part of the advertising message or informative contents of which is visible from any place on the main or traveled way and which sign related in its subject matter or message to offices, products, accommodations, services or activities which are sold, produced available, conducted or rendered at locations together than on the premises where the sign is located. The term does not include an official traffic control sign, official marker, specific information panel erected, or other form of public information caused to be erected or approved by any government upon its property or right-of-way.

ON-SITE SIGN – A sign that identifies or advertises only goods, services, facilities, events or attractions available on the premises where the sign is located.

OUTPARCEL – A parcel of land generally related to and subdivided from a larger surrounding tract, which contains freestanding structure when developed and is primarily accessed within the surrounding tract.

PENNANT – Any flag like piece of cloth, plastic or paper attached to any staff, cord, building or other structure that hangs loosely for the purpose of attracting attention to the site.

PERSONAL SERVICE – An establishment which provides for the care of a person or a person's apparel, and may include, but not be limited to, beauty/barber shop, nail salon, tanning salon, laundry, dry cleaning, retail store, garment service and shoe repair.

PLUMBING HAZARD – Any arrangement of plumbing including piping and fixtures whereby a cross connection is created.

PLUMBING SYSTEM – Includes: water supply and distributing pipes; plumbing fixtures; traps; soils; soil, waste and vent pipes; building drains and sewers including their respective connections, devices and appurtenances within the property lines of the premises; and water-treating or water-using equipment.

POLE SIGN – A sign which is supported by one (1) or two (2) poles of no greater than eight (8) inches in diameter and otherwise separated from the ground by air.

PORTABLE SIGN – A sign that has no permanent attachment to a building or to the ground by means of a footing, including but not limited to, an A-frame sign, sign with wheels, pull attachments or hot air or gas filled balloons.

PRINCIPAL USE OF STRUCTURE – The primary use of or structure on any land which is allowed as a permitted use, special exception or conditional use in the zoning district, or allowed as a continuing nonconforming use under provisions of the Land Development Code.

PROPERTY – Land which is subject of the specific development application.

PUBLIC UTILITY STATION – Equipment and structures necessary for the conducting of service by a publicly owned or regulated agency, and may include, but not be limited to, electric power plants, stations, and substations, gas transfer stations, municipal water system well and tanks, sewage and water treatment plants, buildings and lift stations, and telephone exchanges and repeater stations.

REAL ESTATE SIGN – A sign erected by the owner, or his agent, advertising the real property where the sign is located for sale, lease or rent.

RECREATIONAL VEHICLE – A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven, and primarily designed as temporary living accommodations for recreational, camping and travel use and may include, but not be limited to, camping trailer, motor home, park model trailer, private motor coach, travel trailer, truck camper, and van conversion. This term shall not include the term mobile home.

REDUCED-PRESSURE-PRINCIPLE-BACKFLOW-PREVENTER – An assembly of differential valves and check valves, including an automatically opened spillage port to the atmosphere, designed to prevent backflow.

RESTAURANT – An establishment where meals are prepared, and food, including beverages and confections, are served to customers, with the food and non-alcoholic beverage sales amounting to at least 51% of the total food sales.

RETAIL HOME BUILDING MATERIALS – An establishment which offers for retail sale materials and equipment for home and garden construction and maintenance, and may include, but be limited to, aluminum, cabinets, caulking material and equipment, garden supplies, and topsoil. Plant materials sold at such an establishment could be grown on the premises in a field or greenhouse.

RETAIL NURSERIES AND GARDEN SUPPLIES – An establishment which offers to the public for retail sale, plants and/or associated materials and may include, but not be limited to, fences, fill material, firewood, gravel, sand, and rock products, lawn

and garden supplies, and topsoil. Plant materials sold at such an establishment could be grown on the premises in a field or greenhouse.

RETAIL SALES AND SERVICES – An establishment engaged in the selling of products and service to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, xerographic printing, clothing stores, drug stores, home electronic equipment, food/grocery stores, and sporting goods.

RIPRAP – A retaining wall made to reduce the force of waves as well as to protect a shore from erosion and consists of unconsolidated boulders, rocks, or clean concrete rubble with no exposed reinforcing rods or similar protrusions.

ROAD – All roads within the City shall be classified as follows:

- *Local Road* – A route of relatively low traffic volume and travel speed that provides primary access to the majority of individual lots in subdivisions, and connects those lots to the collector or arterial system.
- *Minor Collector Road* – A route that provides primary access to or through a subdivision or subdivisions, and connects those developments to the major collector and arterial system.
- *Major Collector Road* – A route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs.
- *Minor Arterial Road* – A route which generally interconnects with, and augments, principal arterial routes and provides service to trips of shorter length and a lower level of travel mobility. Such a route would include any arterial not classified as “principal” and containing facilities that place more emphasis on land access than the higher system.
- *Principal Arterial Road* – A route which generally serves the major centers of activity of an urban area, the highest traffic volume corridors, and the longest trip purpose and carries a high proportion of the total urban area travel on a minimum of mileage. Such a route would be integrated, both internally and between major rural connections.

ROOF-MOUNTED – Any appurtenance or equipment attached to any building in such a manner that the height of the appurtenance or equipment exceeds the height of the wall elevation of the structure.

ROOF-SIGN – A sign painted on or affixed to the roof of a building and primarily supported by the roof structure, except fascia signs as defined herein.

SCREEN ENCLOSURE - - A building or part thereof, in whole or in part self-supporting, and having walls of insect screening with or without removable vinyl or acrylic wind break panels and a roof of insect screening, plastic, aluminum or similar lightweight material, or other materials and assemblies such as a patio, deck, or the roof of a structure.

SCREEN ROOM – An addition to a structure or integral part of a structure which is enclosed with screen, permitting unobstructed flow of air in and out of the addition. A screen room may have a permanent floor and roof structure integral to the principal structure, however, for purposes of the Land Development Code, no elevation of any wall of the room shall have less than sixty (60) percent open screen area.

SHOPPING CENTER – Any commercial building or development housing three (3) or more tenants on one ownership parcel.

SHORELINE – A line marking the edge of a body of water.

SIGN – Any letters, numbers, symbols, graphics, pictures, three-dimensional objects, figures or combination thereof which is erected, constructed, placed, attached or painted on a structure or the ground, which identifies, advertises or directs attention to a product, business, institution, place, person or event, and which can be seen from the public right-of-way. When not modified by the terms “structure” or “face” the term “sign” shall include all parts of the sign and its supporting structure.

SIGN, AREA OF – The total surface of a sign including the background and frame but not structural supporting elements outside of its frame. Where a sign is composed of skeleton letters, characters, or symbols applied to a background which is not a structural part of the sign, the area of the sign shall be the smallest rectangle, triangle or circle which will include the display.

SIGN FACE – Any plane, surface, curve or other area containing a sign. The total surface of the sign including the background and frame but not structural supporting elements outside the frame.

SIGN, MONUMENT - Means a freestanding sign in which the enclosed base is a minimum width of one-third the width of the sign and is subject to all other restrictions as applicable elsewhere in this Code.

SIGN STRUCTURE – The uprights, supports, braces and framework supporting a sign.

START OF CONSTRUCTION – The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation.

STATE WATER QUALITY STANDARDS – Criteria set forth in Chapter 17-3 of the Florida Administrative Code as the minimum levels of ambient water quality parameters permissible in a water body to protect the designated uses of a water body.

STORY -- A building or part thereof, in whole or in part self-supporting, and having walls of insect screening with or without removable vinyl or acrylic wind break panels

and a roof of insect screening, plastic, aluminum or similar lightweight material, or other materials and assemblies such as a patio, deck, or the roof of a structure.

STRUCTURE – that which is built or constructed

SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any *repair*, reconstruction, rehabilitation, alteration, *addition* or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained *substantial damage*, any *repairs* are considered substantial improvement regardless of the actual *repair* work performed. The term does not, however, include either:

A. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the *building official* and that is the minimum necessary to assure safe living conditions.

B. Any *alteration* of a historic structure provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

SURGE TANK – The receiving, nonpressure vessel forming part of the air gap separation between a potable and an auxiliary supply.

SWIMMING POOL – Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

TEMPORARY SIGN – Any sign that is used only temporarily and is not permanently mounted. Temporary signs shall include portable signs, as defined in this Chapter.

TENANT – One who is in possession of a premise under title, lease or rental plan. Such premises, for purposes of the Land Development Code, is referred to as a tenant space,

TRANSPORTATION SERVICE – An establishment which provides transportation for animals, automobiles and other motor vehicles, and persons, and may include, but not be limited to, air ambulance, airport and motel transport, armored car security transport, boat transport, bus line service, horse and pet transport, and limousine service. The parking and storing of vehicles associated with the business shall occur on the premises.

TREE – Any living, self-supporting, woody perennial plant which has a trunk diameter of at least one and one-half (1½) inches.

TRUCKING TERMINAL – Land or buildings where trucks, including tractor or trailer units, are parked, stored, or serviced (to the extent permitted at a Motor Vehicle Service Center) including the transfer, loading or unloading of goods. A trucking terminal may include facilities for the temporary storage of loads prior to transshipment, and may include, but be limited to, business of armored truck delivery and pick up, freight forwarding, motor freight and local cartage trucking and parcel shipping.

UNDER CANOPY SIGN – A sign painted on or attached to the underside of a canopy or marquee.

UPLAND NATURAL COMMUNITIES – Lands with some topographic relief which are identified by infrequent inundation by surface water, and soils with high permeability and a low water table, so that xeric types of vegetation are supported in such systems.

USACOE – The United States Army Corp of Engineers.

USED MOTOR VEHICLE PARTS YARD – Land on which inoperative motor vehicles and parts are stored, salvaged or sold.

UTILITY SHED – An all-weather, permanent or temporary, fixed or moveable accessory building used for the sole purpose of storage.

VACUUM – Any pressure less than that exerted by the atmosphere.

VACUUM BREAKER, NONPRESSURE TYPE – A vacuum breaker designed so as not to be subjected to static line pressure.

VACUUM BREAKER, PRESSURE TYPE – A vacuum breaker designed to operate under conditions of static line pressure.

VARIANCE – A grant of relief from the requirements of the Land Development Code which permits construction in a manner otherwise prohibited by the Land Development Code where the specific enforcement would result in unnecessary hardship.

VETERINARY CLINIC – An establishment for the medical and surgical treatment of sick or injured animals, where limited overnight facilities are provided in association with such treatment. This term may include, but not be limited to, veterinarian office, veterinary hospital and animal clinic, but shall not include the term kennel.

WALL SIGN – A sign painted on or affixed to the structural wall of a building, with a sign face approximately parallel to the wall perpendicular to the ground and projecting no more than twelve (12) inches from the wall. The general term “wall sign” shall also include window signs and fascia sign.

WETLAND NATURAL COMMUNITIES – Lands of low topographical relief which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support a prevalence of vegetation typically adopted for life in saturated soil conditions.

WETLANDS – Lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adopted for life in saturated soil conditions. The definition includes all contiguous and non-contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies and freshwater marshes.

Dominant wetland vegetation shall be determined as provided in Rule 17-3.022, Florida Administrative Code. In circumstances where the natural boundary of wetland vegetation is unclear, the line of demarcation may be approximated at a surveyed elevation measured at a location in the same wetland where the natural line is clear. In the event an undeveloped area has been recently cleared of all vegetation, the wetland boundary may be determined by a study of the soils, aerial mapping, photography, hydrology and other historical information as appropriate.

WETLAND VEGETATION – As defined in Rule 17-3.022, Florida Administrative Code.

WHOLESALE AND DISTRIBUTORS – An establishment engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

WINDOW SIGN – A permanent sign affixed to, suspended within three (3) feet behind or painted on either face of a window or glass door that leads to the exterior of the building.

YARD – The open space between the primary structure and lot line that may include pavement, landscaping, accessory structures or other improvements as allowed by the Land Development Code. The terms front, side and rear yards refer to the yards adjacent to the front, side and rear property lines.

CHAPTER 153

CONCURRENCY MANAGEMENT SYSTEM

SECTION 153.010: *PURPOSE AND INTENT*

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. The provisions of this Chapter are designed to provide a systematic process for the review and evaluation of all proposed development for its impact on basic public facilities and services, as required by the Local Government Comprehensive Planning and Land Development Regulations Act, Chapter 163, Part II, Florida Statutes, and Rule 9J-5.0055, Florida Administrative Code, and the City of Fruitland Park Comprehensive Plan.

No final development order shall be granted for a proposed development until there is a finding that all public facilities and services included in this Chapter have sufficient capacity at or above their adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development, as defined herein.

SECTION 153.020: GENERAL PROVISIONS

a) Public Facilities and Services For Which Concurrency is Required.

The provisions and requirements of this Chapter shall apply only to those public facilities and services listed below:

- 1) Roads/Traffic Circulation.
- 2) Sanitary Sewer.
- 3) Solid Waste.
- 4) Stormwater Drainage.
- 5) Potable Water.
- 6) ~~Recreation Facilities~~ Public School Facilities.

b) Development Subject to Concurrency Review.

Unless specifically exempted below, all applications for site development plan or subdivision development plan approval, where the individual lots within the subdivision do not require site development plan approval, shall be subject to concurrency review.

1) Vested Projects.

Projects which have valid development orders or permits prior to November 26, 1991 shall be exempt from concurrency assessment. This shall include all vacant single family, duplex and single family attached dwelling lots in subdivisions which were platted and recorded prior to May 15, 1991. Residential lots of record, as defined herein, shall also be considered vested for the purpose of this Chapter.

2) Minimum Threshold.

The following development shall be exempt from the transportation and other applicable components of concurrency review:

- A) Residential projects which would result in the creation of one (1) additional single family homesite;
- B) Commercial, institutional or industrial expansion of up to ten percent (10%) of the existing gross floor area, providing such expansion is estimated to generate less than one hundred (100) vehicle trips per day. The exemption shall be allowed for only one expansion. Requests for exemptions for subsequent expansions will not be allowed; and
- C) Construction of accessory buildings and structures which do not create additional public facility demand.

In no case, however, shall a development order be issued for a minimum threshold project which would impact a public facility for which a moratorium or deferral on development has been placed.

3) Public Facilities.

Public facilities necessary to ensure the protection of the health, safety and general welfare of the citizens of Fruitland Park, including public schools (pre-kindergarten through 12th grade), shall be exempt from concurrency review. This shall include all public facility construction projects included in the Capital Improvements Program required to meet any adopted level of service standard.

c) Minimum Requirements for Concurrency.

To ensure that public facilities and services necessary to support development are available concurrent with the impacts of the development, the following standards must be met:

- 1) The necessary facilities and services must be in place at the time a development permit is issued, or the development permit will only be issued subject to the condition that the necessary facilities and services must be in place by a specified date when the impacts of the development are anticipated to occur; or

- 2) The necessary facilities must be under construction at the time a development permit is issued; or
- 3) The necessary facilities and services have been included in the Capital Improvements Program and are programmed for construction prior to or concurrent with the impacts of the proposed development; or
- 4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit issued; or
- 5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement of development order issued pursuant to Chapter 380, Florida Statutes, or any other development agreement entered into between the City and a developer. The agreement must guarantee that the necessary facilities and services will be in place prior to or concurrent with the impacts of development.

~~In the case of recreation facilities, the facilities will be deemed concurrent if the facilities will be in place within one year of the issuance of the development permit and are included in a binding executed contract pursuant to Section 153.020(c)(4) above or an enforceable development agreement pursuant to Section 153.020 (c)(5) above.~~ In the case of roadway facilities, the facilities will be deemed concurrent if the necessary improvements are committed in the first three years of the applicable adopted Florida Department of Transportation Five Year Work Program, the Lake County Five Year Road Capital Improvement Program or the City of Fruitland Park Five Year Capital Improvement Program.

d) Concurrency Administration.

The City shall be responsible for the following four primary tasks associated with the administration of this Chapter:

- 1) Creating and maintaining an inventory of existing public facilities capacities or deficiencies;
- 2) Determining concurrency of minor development applications;
- 3) Providing advisory concurrency assessments and recommending conditions of approval to the City Commission for major development applications; and
- 4) Annually reporting the status of all public facilities capacities covered under this Chapter to the City Commission and the public.

SECTION 153.030: ADOPTED LEVEL OF SERVICE STANDARDS

The adopted level of service standards for those public facilities for which concurrency is required shall be as established in the City’s Comprehensive Plan, and as follows:

a) Roads/Traffic Circulation.

Functional Classification	Level of Service
Principal Arterials	CD
Major Arterial	D
Major Collector	D
Minor Collector	D
Local	D

a) Sanitary Sewer.

Residential: One hundred ~~eleven~~ twenty-two (~~111~~122) gallons per day, per resident.

Commercial: Four hundred fifty (450) gallons per day.

c) Solid Waste.

~~Four and twenty-three one hundredths (4.23) pounds per capita, per day. Two collections per week.~~

d) Stormwater Drainage.

Post development run-off shall not exceed pre-development stormwater run-off volumes (Chapter 40-C4, 40-C41, 40-C42, F.A.C. (SJRWMD Rules and Regulations).

e) Potable Water.

Year	Use Standard
1990-1995 <u>2015-2035*</u>	140 <u>172.0</u> gpcpd
1996-2004	139.0 gpcpd
2005->	137.0 gpcpd
<u>*Includes commercial level of service at 850 gallons per day per commercial acre</u>	

f) Recreation Facilities Public School Facilities. To ensure the capacity of schools is sufficient to support student growth at the adopted Level of Service for each year of the five-year planning period and through the long term planning period, the following Level of Service standard shall be established for all schools of each type within each CSA and each individual school:

1) Elementary: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty-five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

2) Middle: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty-five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

3) High: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty-five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

A. For purposes of 1), 2), and 3) above, non-conversion charter schools shall be counted as FISH capacity if an agreement has been entered between the charter school and the school board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which provides that the school facility will be provided to the school board for its use if the charter school fails to operate satisfactorily; and, which provides that if there are financing arrangements for the school, the School Board will be able to operate the school without having to be responsible for such financing costs or that the school board is willing and able to accept responsibility for such costs.

B. For purposes of 1), 2), and 3) above, a developer financed public school shall be counted as FISH capacity if an agreement has been entered between the developer and the school board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which requires that the developer transfer the school facility to the school board upon its completion; and, which provides that if there are financing arrangements for the school, the school board will be able to operate the school without having to be responsible for such financing costs or that the school board is willing and able to accept responsibility for such costs.

Two and three tenths (2.3) acres per 1,000 residents.

SECTION 153.040: FACILITY SPECIFIC REQUIREMENTS

a) Roads/Traffic Circulation.

1) Traffic Analysis Required.

All new development shall follow the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System (TCMS) Traffic Impact Study Methodology Guidelines Document for Lake County. ~~which is anticipated to generate two hundred fifty (250) or more trips during the peak hour of use shall be required to submit a traffic analysis which identifies the development's impact on the City's transportation system. The City may also require the submission of a traffic analysis for developments whose site location, anticipated total trip generation, circulation patterns or other such factors warrant a more extensive review of traffic impacts. Such an analysis shall include the following:~~

~~A) Total projected average daily trip ends for the proposed development.*~~

~~B) Average projected peak hour trip ends generated by the development.*~~

~~C) Design capacity of the accessed road(s).~~

~~D) Analysis of traffic distribution on the road network including all links impacted by more than ten percent (10%) of project traffic or two hundred fifty (250) trips per day, whichever is greater.**~~

~~E) Projected percentage of truck and automobile traffic.~~

~~F) Necessary operational improvements to the City's transportation system in order to maintain the appropriate level of service for the roadway.~~

~~G) Other related information as required by the City.~~

~~*The Institute of Traffic Engineers (ITE) Trip Generation Manual shall be used to calculate these estimates. Adjustments to these estimates may be made, based on special trip generation information supplied by the applicant.~~

~~**The analysis of traffic distribution shall use the variable radii approach for traffic analysis, as outlined in this section. Where appropriate, the study area radii may be expanded to include a nearby intersection, or otherwise modified to provide for a more accurate assessment of specific projects, including Development of Regional Impact (DRI's).~~

2) Variable Radii Approach for Traffic Analysis.

<i>Traffic Impact Study Area Radii (Miles)</i>	
<i>Land Use</i>	<i>Review Distance*</i>
<i>Residential</i>	
➤ <i>Single Family</i>	
0 – 250 du's	0.50
251 – 499 du's	1.00
500 – 1,000 du's	1.50
1,001+ du's	2.00
<i>Multi-Family</i>	
0 – 250 du's	0.25
251 – 499 du's	0.50
500 – 1,000 du's	0.75
1,001+ du's	1.00

<i>Traffic Impact Study Area Radii (Miles)</i>	
<i>Land Use</i>	<i>Review Distance*</i>
<i>Residential</i>	
➤ <i>Mobile Home</i>	
0 – 250 du's	0.50
251 – 499 du's	1.00
500 – 1,000 du's	1.50
1,001+ du's	2.00
<i>Retail</i>	
0 – 49,000 sf	0.50
49,000 – 100,000 sf	0.75
100,001 – 200,000 sf	1.25
200,001+ sf	2.00
<i>Office</i>	
0 – 25,000 sf	0.50
25,001 – 49,000 sf	1.00
49,001 – 100,000 sf	1.50
100,001+ sf	2.00
<i>Medical Office</i>	
0 – 49,000 sf	0.50
49,001 – 100,000 sf	1.00
100,001+ sf	1.50
<i>Hotels/Motels</i>	
0 – 250 rooms	0.50
251 – 500 rooms	1.00
501+ rooms	1.50

<i>Restaurants</i>	
Fast Food/Drive-through	0.25
Family restaurant	0.50
Quality restaurant	0.75
<i>Industrial/Manufacturing</i>	
0 - 250 Employees	1.00
251 - 500 Employees	1.75
501+ Employees	2.50

<i>Traffic Impact Study Area Radii (Miles)</i>	
<i>Land Use</i>	<i>Review Distance*</i>
<i>Convenience Store w/Gas Pumps</i>	0.25
<i>Drive-In Banks</i>	0.25
<i>Day Care Centers</i>	0.25

*Distance is measured in miles along the road network, not as a radius from the project

- (1) The study area shall consist of those primary road sections which are located within the designated distance from the project's access points and are functionally classified in the Comprehensive Plan as Principal Arterials, Minor Arterials, Major Collectors and Minor Collectors.
- (2) Where a specific land use is not listed, the most similar land use as determined by the City Manager shall apply.

~~b) Recreation Facilities.~~

~~1) Residential Developments.~~

~~Recreational impacts of proposed residential developments shall be based on the anticipated total number of persons residing in the development, calculated by using the population figures per dwelling units as follows:~~

~~2.83 persons per household (dwelling unit)~~

~~2) Commercial/Institutional/Industrial Developments.~~

~~Commercial, institutional and industrial developments shall not be assessed as having an impact on recreational facilities. The City may, however, require the provision of recreational facilities as part of Planned Unit Developments.~~

- ~~eb) Public School Concurrency. Public school facilities concurrency shall apply to all development orders with any residential component and any amendment to an existing development order to the extent that the student generation is increased above what was previously approved, or any other official action of~~

the City of Fruitland Park having the effect of permitting residential development of land.

1) Development exempt from school concurrency. The following residential uses shall be considered exempt from the requirements of school concurrency (unless the development approval for such use required it to meet school concurrency).

A) Single-family lots having received final plat approval prior to the effective date of the City's School Concurrency Ordinance or other lots which the City has determined are vested based on statutory or common law vesting.

B) Multi-family residential development having received final site plan/plat approval prior to the effective date of the City's School Concurrency Ordinance or other multi-family residential development which the City has determined is vested based on statutory or common law vesting.

C) Amendments to residential development approvals issued prior to the effective date of the City's School Concurrency Ordinance, which do not increase the number of residential units or change the type of residential units proposed.

D) Age restricted communities (as defined in the School Concurrency Ordinance) that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least fifty (50) years.

E) Plats or residential site plans which include four (4) or less units. For purposes of this section, a property owner may not divide his property into several developments in order to claim exemption as allowed by this section. In making a determination as to whether a property is exempt under this section, the City shall consider in addition to the ownership at the time of the application the ownership as of the date of the adoption of this agreement.

~~2) Level of Service Requirements. To ensure the capacity of schools is sufficient to support student growth at the adopted Level of Service for each year of the five-year planning period and through the long term planning period, the following Level of Service standard shall be established for all schools of each type within each CSA and each individual school:~~

~~A) Elementary: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty-five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.~~

~~B) Middle: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.~~

~~C) High: One hundred (100) percent of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to one hundred twenty five (125) percent of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.~~

~~1. For purposes of A), B), and C) above, non-conversion charter schools shall be counted as FISH capacity if an agreement has been entered between the charter school and the school board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which provides that the school facility will be provided to the school board for its use if the charter school fails to operate satisfactorily; and, which provides that if there are financing arrangements for the school, the School Board will be able to operate the school without having to be responsible for such financing costs or that the school board is willing and able to accept responsibility for such costs.~~

~~2. For purposes of A), B), and C) above, a developer financed public school shall be counted as FISH capacity if an agreement has been entered between the developer and the school board which requires the school facility to be constructed in accordance with Florida Department of Education standards for public schools; which requires that the developer transfer the school facility to the school board upon its completion; and, which provides that if there are financing arrangements for the school, the school board will be able to operate the school without having to be responsible for such financing costs or that the school board is willing and able to accept responsibility for such costs.~~

32) School concurrency determination procedures. The following procedures will be utilized to obtain a School Concurrency Determination from the Lake County School Board and to allow for mitigation of a development proposal is determined not to be in compliance. A completed application provided by and delivered to the Lake County School Board must be submitted concurrent with a final development order by an applicant proposing residential development. The application at a minimum shall include the following information:

- A) Proposed development name
- B) Application type
- C) Intake date
- D) Signature of agent

- E) Number of residential units broken down by unit type
 - F) Property deed
 - G) Consent form
 - H) Phasing plan (if applicable)
 - I) Site plan
 - J) Survey
 - K) Justification statement
 - L) Location map
 - 1) Within three (3) days of submitting to the school board, the applicant must present a copy of the application to the City. The City shall provide a determination of authenticity to the school board within three (3) days of receiving the application.
 - 2) The school board shall review the application in accordance with the provisions of Section 5.5.2 of the Agreement and base the concurrency determination on standards outlined in Section 5.5.3 of the Agreement.
- 4) Issuance of development orders and mitigation procedures
- A) No development order shall be approved unless a concurrency capacity report has been issued by the school board finding the development in compliance.
 - B) Once the school board has reviewed the application it shall issue a concurrency capacity report within thirty (30) days if the impact of the proposed developments student growth does not cause the adopted level of service to be exceeded.
 - C) If the development is not in compliance, the school board may offer the applicant the opportunity to enter into a ninety (90) day negotiation period in accordance with the provisions of Section 5.6 of the Agreement.
 - D) During the 90-day negotiation period the applicant shall meet with the school board in an effort to mitigate the impact from the development.
 - 1) Mitigation shall be limited to those options which the School Board recognizes and assumes the responsibility to operate and which will maintain the adopted Level of Service standards for the first five years from receipt of the School Board's Letter of Determination of Concurrency.
 - i. The City of Fruitland Park shall have the opportunity to review the mitigation options.

- ii. The City Commission shall approve all proportionate share agreements.
- E) If mitigation is not agreed to, the Letter of Determination of Concurrency shall detail why mitigation proposals were rejected and detail why the development is not in compliance. In this case, no development order shall be issued.
- F) If the school board and the applicant agree to mitigation, the Letter of Determination shall be issued based on the agreed mitigation measures and an agreement between the School Board, the City and the applicant.
- G) A Letter of Determination of Concurrency, finding the development in compliance, issued by the School Board shall be valid for one year from the date of issuance unless extended by the School Board. Once the development order is issued, the concurrency determination shall run with the development order.
- H) If the Letter of Determination of Concurrency requires conditions or mitigation to be placed on the development, the development order issued by the City of Fruitland Park shall incorporate those conditions as set forth by the School Board.
- G) If the Letter of Determination of Concurrency requires the development to be phased to school construction or other mitigation, the conditions of approval of the development order shall reflect the phasing requirements by withholding subsequent development orders for building permits.
- H) In no case shall a development order be issued unless provisions are made through conditions of approval or by agreement between the School Board, the City and the applicant to provide Performance Security when required.

SECTION 153.050: CONCURRENCY REVIEW PROCEDURES

The City shall be responsible for conducting all concurrency reviews as required by this Chapter. Concurrency review shall be initiated upon receipt of a completed concurrency review form as provided by the City, accompanied by the appropriate fee. The City may also conduct concurrency reviews for developments in the pre-application or conceptual development plan stage, and issue a non-binding letter of concurrency findings. Such requests for concurrency review shall require the submission of a review fee. However, the concurrency review procedures applicable to transportation and road concurrency shall be in conjunction with Section 153.050(B), herein, providing the Proportional Share Program.

- a) Application Procedures
 - 1) Application Requirements.

All development applications subject to concurrency review as required by this Chapter shall include a completed concurrency review form containing the following information:

- A) Traffic impact study (when required) or information required to estimate trip generation.
- B) Description and estimate of water use needs.
- C) Description and estimate of wastewater generation.
- D) Description and estimate of solid waste generation.
- E) Stormwater drainage calculations.
- F) Other information required by the City to conduct a complete and accurate review.

2) Levels of Review.

The applicant for development approval may request a concurrency review at various stages of the development review process. These levels include conceptual, preliminary and final approval. The information required in Section 153.050(a)(1) above is required for each level of concurrency review.

- A) *Conceptual Concurrency Review* – a conceptual concurrency review can be requested at the time of application for a land use amendment or rezoning. If it is found that public facility capacities are available at adopted levels of service at the time of the application, a letter of concurrency will be issued.
- B) *Preliminary Concurrency Review* – a preliminary concurrency review can be requested at the time of application for a site plan approval, Planned Unit Development (PUD) approval, subdivision or preliminary plat approval. If it is found that facility capacities are available at adopted levels of service at the time of the application, a letter of concurrency will be issued.
- C) *Final Concurrency Review* – A final concurrency review is required at the time of application of final development order approval. A final development order includes final plat approval, building permit, land development permit, Developments of Regional Impact (DRI's) and Florida Quality Developments (FQD's). The finding that public facilities capacities are available at adopted levels of service at the time of final development approval will result in the issuance of a certificate of concurrency.

The reservation of capacities will be as specified in Section 153.060 of this Chapter of the Code.

Letters of concurrency are intended to be used for an early assessment of available public facility capacities and are not intended to be an assurance that such capacities will be available at the time of the project's final development order application. No final development order will be issued until a certificate of concurrency is issued by the City.

Review and approval of a proposed development may be postponed for a reasonable period in order for required information to be assembled. Failure of the applicant to provide adequate information on the anticipated project impacts in a timely fashion, however, shall constitute sufficient grounds to deny the project.

b) Project Impact Assessment.

1) Existing Conditions.

To conduct its assessment of the anticipated impacts of a proposed development on public facilities, the City shall use its Inventory of Public Facilities Capacities as a base for the establishment of existing conditions.

2) Impact Assessment.

Using its own information and that supplied by the applicant in compliance with Section 153.050(a)(1) above, the City shall calculate the anticipated impacts of a proposed development for all applicable public facilities listed in Section 153.020(a) of this Chapter. The impacts of the proposed development shall then be assessed against the existing conditions established above.

c) Project Phasing/Timing of Improvements.

Public facility improvements associated with a phased development may likewise be phased, provided that all public improvements necessary to accommodate the impacts of the entire development are to be provided and a schedule established for their construction prior to the issuance of a building permit. The schedule of facility improvements shall ensure that all facility improvements necessary to accommodate the impacts of the development (or portion thereof) for which a certificate of occupancy has been applied, shall be in place prior to the issuance of the certificate. Under no circumstances shall the final certificate of occupancy be issued for a project unless all facility improvements required by the development order or development agreement have been completed.

d) Development Agreements.

It is the City's policy to provide the necessary infrastructure to meet minimum LOS standards. If the minimum requirements for concurrency as outlined in Section 153.030 cannot be met, concurrency may be achieved by guaranteeing necessary facility improvements in an enforceable development agreement, as permitted by Section 153.020(c)(5). Said development agreement may include guarantees to construct required facility

improvements, or to provide funds equivalent to the cost of providing such facility improvements.

e) Concurrency Findings.

Upon the conclusion of the concurrency review, the City shall prepare a written set of findings concerning the proposed development. These findings shall include, but are not limited to:

- 1) The anticipated public facility impacts of a proposed development;
- 2) The ability of existing facilities to accommodate the proposed development at the adopted level of service standards;
- 3) Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development;
- 4) The facility(s) improvement or additions necessary to accommodate the impact of the proposed development at the adopted level of service standard and the entity(s) responsible for the design and installation of all required facility improvements or additions; and
- 5) The date such facility(s) improvement or additions will need to be completed to be concurrent with the impacts on such facility(s) created by the proposed development.

SECTION 153.050(B): PROPORTIONATE SHARE PROGRAM.

1) Purpose and Intent.

The purpose of this ordinance is to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair Share Program, as required by and in a manner consistent with §163.3180(16), Florida Statutes. This ordinance also provides methods and procedures for Lake County and the City of Fruitland Park ("City") to coordinate the Proportionate Fair Share Program.

2) Applicability.

The Proportionate Fair Share Program shall apply to all proposed developments in the City that have been notified by the City Manager or his designee of a lack of capacity to satisfy transportation concurrency on a transportation facility in the County Concurrency Management System (CMS) or the CMS of the City, including transportation facilities maintained by FDOT, Lake County, City, or another jurisdiction, that are relied upon for concurrency determinations, pursuant to the requirements of Section 5 of this Ordinance. The Proportionate Fair-Share Program does not apply to developments exempted from concurrency as may be provided herein or by state law.

3) Definitions.

Concurrency is defined as: "transportation facilities needed to serve new development shall be in place or under actual construction within 3-years after the local government approves a building permit or its functional equivalent that results in traffic generation" (§163.3180(2)(c), F.S.).

De minimis is defined as: an impact that would not affect more than one (1) percent of the maximum service volume at the adopted level of service of the affected transportation facility as determined by the local government.

County is defined as Lake County.

Municipality is defined as any affected municipality within Lake County.

SIS is a Strategic Intermodal System as defined in section 339.64, Florida Statutes.

4) General Requirements.

A. An applicant may choose to satisfy the transportation concurrency requirements of the County or City or both by making a proportionate fair-share contribution, pursuant to the following requirements:

(1) The five-year schedule of capital improvements in the Capital Improvements Element (CIE) or the long-term schedule of capital improvements for the long-term CMS includes a transportation improvement(s) that, upon completion, will satisfy the then existing requirements of the applicable CMS. The provisions of Section 153.050(B)(4)(A)(2) of this Ordinance may apply if a project or projects needed to satisfy concurrency are not presently contained within the applicable CIE(s) or the adopted long-term schedule of capital improvements.

(2) A proportionate share contribution may involve the addition of transportation capacity through several means including but not limited to: the physical widening and/or reconstruction of a roadway to add capacity; or where the primary roadway is constrained or widening is no longer desired, the addition of transportation capacity could involve creating new reliever roadways; new network additions; contributing to new transit capital facilities (e.g., bus rapid transit corridor); contributing to the expansion of bus fleets to increase service frequency; or any other means determined by City to add transportation capacity sufficient to mitigate impacts.

B. City may choose to allow an applicant to satisfy transportation concurrency through the Proportionate Fair-Share Program by approving the applicant's contribution to an improvement or improvements that, upon completion, will satisfy the requirements of the applicable CMS, but is not contained in the five-year schedule of capital improvements in the CIE(s) or a long-term schedule of capital improvements for an adopted long-term CMS, where the following apply:

- (1) City adopts, by ordinance, a commitment to add the improvement to the schedule of capital improvements in the CIE or long-term schedule of capital improvements for an adopted long-term CMS no later than the next regularly scheduled update. To qualify for consideration under this section, the proposed improvement must be reviewed by the appropriate jurisdictions and agencies and must be determined to be financially feasible pursuant to §163.3180(16) (b) 1, F.S., consistent with the comprehensive plan, and in compliance with the provisions of this ordinance.

Financial feasibility for this section means that additional contributions, payments or funding sources are reasonably anticipated during a period not to exceed 10 years to fully mitigate impacts on the transportation facilities. If a transportation facility proposed for the Proportionate Share Program is under the jurisdiction of another entity, such as the County or FDOT, the proposed capacity improvement shall be included in the five-year Work Program of that jurisdiction or, in the case of the County and when the improvement is not in the Work Program, through resolution or ordinance, there shall be an adoption of a commitment to add the improvement to the schedule of capital improvements in the CIE or long-term schedule of capital improvements for an adopted long-term CMS no later than the next regularly scheduled update.

- (2) If the funds allocated for the schedule of capital improvements in the CIE are insufficient to fully fund construction of a transportation improvement required by the CMS, the City may still enter into a binding proportionate fair-share agreement with the applicant. The agreement may authorize construction of that amount of development if the proportionate fair-share amount in such agreement is determined to be sufficient to pay for one or more improvements that will, in the opinion of the governmental entity or entities maintaining the transportation facilities, significantly benefit the impacted transportation system. The improvement or improvements funded by the proportionate fair-share component must, for each affected local jurisdiction, be adopted into the capital improvements schedule of the comprehensive plan or the long-term schedule of capital improvements for an adopted long-term concurrency management system at the next annual capital improvements element update.
- (3) Any improvement project proposed to meet the developer's fair-share obligation must meet design standards of the County for locally maintained roadways and those of the FDOT for the state and federal highway system.
- (4) Pursuant to Chapter 163.3177, F.S., the CIE must include transportation improvements included in the Lake Sumter MPO Transportation Improvement Plan (TIP) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. If City relies upon scheduled improvements to

a County facility to ensure concurrency and financial feasibility, the scheduled improvements from the County's Work program must be included in the City's CIE. All CIEs must also be coordinated with the adopted Lake Sumter MPO's Long Range Transportation Plan (LRTP) for planning purposes.

5) Intergovernmental Coordination.

- (a) In the interest of intergovernmental coordination and to reflect the shared responsibilities for managing development and concurrency, City may enter into an agreement with one or more adjacent local governments to address cross-jurisdictional impacts of development on regional transportation facilities. Such agreement shall provide for application of the methodology in this section to address the cross-jurisdictional transportation impacts of development.
- (b) A development application shall be subject to this section when a transportation concurrency determination is made by City that indicates the development will have an adverse impact on the adopted level of service standard on one or more facilities in a neighboring jurisdiction.
- (c) Upon identification of an impacted regional facility, City shall notify the applicant and the other affected jurisdictions in writing of the potential proportionate fair-share agreement, based on the projected impacts of the proposed development on the impacted adjacent facility.
- (d) Pursuant to policies in the Intergovernmental Coordination Element of the County and Municipality's comprehensive plan(s) and applicable policies in the Lake Sumter MPO 2025 Long Range Transportation Plan, City, upon receipt of an application for proportionate fair share mitigation, shall coordinate with affected jurisdictions, including FDOT, regarding mitigation to impacted facilities not under the jurisdiction of City. Proportionate fair-share contributions should be applied toward the impacted facility. However, impacted facilities within City may be maintained by an agency other than the local government executing the proportionate fair-share agreement (e.g., a county or state road within the city limits). Therefore, the City should work with other affected agencies to establish a procedure for coordinating mitigation to impacted facilities that are maintained by another agency. An interlocal agreement may be established with other affected jurisdictions for this purpose.

6) Application Process.

- (a) Upon notification by the City Manager or designee of a lack of capacity to satisfy transportation concurrency, the applicant shall also be notified in writing by City of the opportunity to satisfy transportation concurrency through the Proportionate Fair-Share Program pursuant to the requirements of Section 5 of this Ordinance.
- (b) Prior to processing an application for a proportionate fair-share agreement, City shall conduct a pre-application meeting with all

affected jurisdictions to discuss eligibility, application submittal requirements, potential mitigation options, and related issues. If the impacted facility is a state facility, then City shall invite FDOT to participate in the pre-application meeting. City shall include, for purposes of such pre-application meeting, the jurisdiction maintaining the transportation facility that is subject to the agreement, if other than City.

- (c) The City Manager or designee shall review the application and certify that the application is sufficient and complete within 10 business days. If an application is determined to be insufficient, incomplete or inconsistent with the general requirements of the Proportionate Fair-Share Program as indicated in Section 5 of this Ordinance, then City shall notify the applicant in writing of the reasons for such deficiencies within 10 business days of submittal of the application. If such deficiencies are not remedied by the applicant within 30 days of receipt of the written notification, then the application will be deemed abandoned. The City Manager or designee may, in his discretion, grant an extension of time not to exceed 60 days to cure such deficiencies, provided that the applicant has shown good cause for the extension and has taken reasonable steps to effect a cure.
 - (d) Pursuant to §163.3180(16) (e), F.S., proposed proportionate fair-share mitigation for development impacts to facilities on the SIS requires the approval of FDOT. Accordingly, City shall require the applicant to submit evidence of an agreement between the applicant and the FDOT for inclusion in the proportionate fair-share agreement.
 - (e) When an application is deemed sufficient, complete, and eligible by City Manager or his designee, the applicant shall be advised in writing and a proposed proportionate fair-share obligation and binding agreement will be prepared by the City and delivered to the appropriate parties for review, including a copy to the FDOT for any proposed proportionate fair-share mitigation on a SIS facility, no later than 60 days from the date at which the applicant received the notification of a sufficient application and no fewer than 14 days prior to City's City Commission meeting at which the agreement is to be considered.
 - (f) City shall notify the applicant of the date of City's City Commission meeting at which the agreement will be considered for final approval. No proportionate fair-share agreement will be effective until approved by the City Commission of City.
- 7) Determining Proportionate Fair Share Obligation.
- (a) Proportionate fair-share mitigation for concurrency impacts may include, without limitation, separately or collectively: private funds, contributions of land, and construction of and contribution of facilities.
 - (b) A development shall not be required to pay more than its proportionate fair-share. The fair market value of the proportionate

fair-share mitigation for the impacted facilities shall not differ regardless of the method of mitigation.

- (c) The methodology used to calculate an applicant's proportionate fair-share obligation shall be as provided for in Section 163.3180 (12), F. S., as follows:

$$\text{Proportionate Fair-Share} = \Sigma[(\text{Development Trips}_i) / (\text{SV Increase}_i)] \times \text{Cost}_i$$

Where:

Development Trips_i = Those trips from the stage or phase of development under review that are assigned to roadway segment "i" and have triggered a deficiency per the CMS; only those trips that trigger a concurrency deficiency will be included in the proportionate fair-share calculation;

SV Increase_i = Service volume increase contributed by the eligible improvement to roadway segment "i";

Cost_i = Adjusted cost of the improvement to segment "i". Cost shall include all improvements and associated costs, such as design, right-of-way acquisition, planning, engineering, inspection, and physical development costs directly associated with construction at the anticipated cost in the year it will be incurred.

- (1) For the purposes of determining proportionate fair-share obligations, the City shall determine improvement costs based upon the actual cost of the improvement as obtained from cost estimates contained in the CIE, the Lake County Transportation Construction Program or the FDOT Work Program, as deemed applicable by City. Where such information is not available, improvement cost shall be determined by the following method: an analysis conducted by the jurisdiction maintaining the facility of costs by cross section type that incorporates data from recent projects and is updated annually and approved by such maintaining jurisdiction. In order to accommodate increases in construction material costs, project costs shall be adjusted through time by such inflationary index as is determined by City.
- (d) If City has accepted an improvement project proposed by the applicant, then the value of the improvement shall be determined using one of the methods provided in this section.
- (e) If City has accepted right-of-way dedication for the proportionate fair-share payment, credit for the dedication of the non-site related right-of-way shall be valued on the date of the dedication at 120 percent of the most recent assessed value by the Lake County property appraiser or, at the option of the applicant, by fair market value established by an independent appraisal approved by City and at no expense to City. The applicant shall supply a survey and legal description of the land and a certificate of title or title search of the land to City at no expense to City. If the estimated value of the right-of-way dedication proposed

by the applicant is less than City's calculation of the total proportionate fair-share obligation for that development, then the applicant shall pay the difference. Prior to purchase or acquisition of any real estate or acceptance of donations of real estate intended to be used for the proportionate fair-share, public or private partners should contact the FDOT for essential information about compliance with federal law and regulations.

8) Impact Fee Credit for Proportionate Fair Share Mitigation.

- (a) Proportionate fair-share contributions shall be applied as a credit against impact fees to the extent that all or a portion of the proportionate fair-share mitigation is used to address the same capital infrastructure improvements contemplated by any transportation impact fee ordinance.
- (b) Impact fee credits for the proportionate fair-share contribution shall be determined by the local government assessing the impact fees when the transportation impact fee obligation is calculated for the proposed development. Impact fees owed by the applicant will be reduced per the Proportionate Fair-Share Agreement per the Impact Fee Ordinance of the jurisdiction within which the affected roadway facility lies, and if the facility lies within more than one jurisdiction, the impact fee credits shall be prorated accordingly. If the applicant's proportionate fair-share obligation is less than the development's anticipated road impact fee for the specific stage or phase of development under review, then the applicant or its successor shall pay the remaining impact fee amount to the local government assessing the impact fees pursuant to the requirements of the applicable impact fee ordinance(s).
- (c) The proportionate fair-share obligation is intended to mitigate the transportation impacts of a proposed development at a specific location. As a result, any road impact fee credit based upon proportionate fair-share contributions for a proposed development cannot be transferred to any other location unless provided for within the local impact fee ordinance.

9) Proportionate Fair Share Agreements.

- (a) Upon execution of a proportionate fair-share agreement City shall provide the applicant with a certificate of concurrency. Should the applicant fail to apply for a development order within 12 months of the execution of the Agreement, then such certificate of concurrency shall be considered null and void, and the applicant shall be required to reapply for a concurrency determination. In addition, if the proposed development's impacts were the only impacts causing the potential deficient operation of the facility, the specific project may be removed from the CIE.
- (b) Payment of the proportionate fair-share contribution is due in full prior to issuance of the final development order which for the purposes of this section shall be recording of the final plat if the property to be developed is being subdivided, approval of the final site plan for a

development which entails multiple residential or commercial units but is not being subdivided, and issuance of a building permit if the development consists of a single use structure on land not being subdivided. Once paid, contributions shall be non-refundable. If the payment is submitted more than six (6) months from the date of execution of the Agreement, then the proportionate fair-share cost shall be recalculated at the time of payment based on the best estimate of the construction cost of the required improvement at the time of payment, pursuant to Section 8 of this Ordinance and adjusted accordingly.

- (c) All transportation improvements undertaken by the developer authorized under this ordinance must be completed prior to issuance of a final development order, or as otherwise established in a binding agreement that is accompanied by a security instrument sufficient to ensure the completion of all required improvements.
- (d) Dedication of necessary right-of-way for facility improvements pursuant to a proportionate fair-share agreement must be completed prior to City's issuance of the certificate of concurrency.
- (e) Any requested change to a development project subsequent to a development order may be subject to additional proportionate fair-share contributions to the extent that the proposed change would generate additional traffic that would require mitigation.
- (f) Applicants may submit a letter to withdraw from the proportionate fair-share agreement at any time prior to the execution of the agreement. The application fee and any associated advertising costs to the County or City will be non refundable.
- (g) City may enter into proportionate fair-share agreements for selected corridor improvements to facilitate collaboration among multiple applicants on improvements to a shared transportation facility.

10) Appropriation of Fair Share Revenues.

- (a) Proportionate fair-share revenues shall be placed in the appropriate project account for funding of scheduled improvements in City's CIE, or as otherwise established in the terms of the proportionate fair-share agreement. At the discretion of the City, proportionate fair-share revenues may be used for operational improvements prior to construction of the capacity project from which the proportionate fair-share revenues were derived. Proportionate fair-share revenues may also be used as the 50% local match for funding under the FDOT Transportation Regional Incentive Program (TRIP).
- (b) In the event a scheduled facility improvement is removed from the CIE, then the revenues collected for its construction may be applied toward the construction of another improvement within that same corridor or sector that would mitigate the impacts of development pursuant to the requirements of Section 153.050(B)(4)(2)(b) of this ordinance.

- (c) Where an impacted regional facility has been designated as a regionally significant transportation facility on the Lake-Sumter MPO Regionally Significant Corridors Map, then the City may coordinate with other impacted jurisdictions and agencies to apply proportionate fair-share contributions and public contributions to seek funding for improving the impacted regional facility under the FDOT TRIP. Such coordination shall be ratified by the City through an interlocal agreement that establishes a procedure for earmarking of the developer contributions for this purpose.
- (d) Where an applicant constructs a transportation facility that exceeds the applicant's proportionate fair-share obligation calculated under Section 8 of this Ordinance, the City, at City's option, shall reimburse the applicant for the excess contribution using one or more of the following methods:
 - (1) An impact fee credit account may be established for the applicant in the amount of the excess contribution, a portion or all of which may be assigned and reassigned under the terms and conditions acceptable to City; or
 - (2) An account may be established for the applicant for the purpose of reimbursing the applicant for the excess contribution with proportionate fair-share payments from future applicants on the facility.
 - (3) The City may compensate the applicant for the excess contribution through payment or some combination of means acceptable to both City and applicant.

SECTION 153.060: CONCURRENCY RESERVATION

a) Capacity Reservation.

1) Letter of Concurrency.

The issuance of a letter of concurrency as provided in Section 154.050 of this Chapter of the Code is intended to advise the applicant for development approval of the public facilities capacities available at the time of application. The letter of concurrency will be valid only for the duration of that development approval process. After approval of the land use plan amendment, rezoning, site plan approval, Planned Unit Development (PUD) approval, subdivision approval or preliminary plat approval, it is the applicant's responsibility to submit an application for a certificate of concurrency prior to final development plan approval by the City.

2) Certificate of Concurrency.

If the concurrency findings in Section 154.050 reveal that the capacity of public facilities is equal to or greater than that required to maintain the

adopted level of service for said facilities, the City Manager shall reserve, or recommend to the City Commission the reservation of, public facility capacity necessary for the proposed development.

Capacity reservations shall be made on a first-come, first-served basis, based on the date of project approval by the City Manager or City Commission. Concurrency shall be reserved in conjunction with a development order and shall be valid only for the specific land uses, densities, intensities and construction and improvement schedules contained in the development order and any applicable development agreements for the property. A finding of concurrency shall reserve public facility capacity for the project for one year from the date of the approval of the development order for site plans and two years from the date of the approval of the development order for subdivisions and Planned Unit Developments (PUD's). Capacity reservations for concurrency shall expire if the underlying development order or development agreement expires or is revoked.

b) Project Deferrals/Development Moratoriums.

If, at any time the City's inventory of public facilities capacities indicates that a public facility has dropped below its adopted level of service, then the City shall cease to issue development orders for projects which would impact the deficient facility(s) or area of facility operations, as defined within this Chapter. Such a suspension or moratorium on the issuance of development orders shall continue until such time as the adopted LOS standard is reestablished or the Comprehensive Plan is amended to reflect a lower, acceptable community standard for the facility(s) in question.

c) Concurrency Denials.

In the event that the City's concurrency review reveals that the proposed development would generate public facility impacts beyond that which can be absorbed by available capacity, the City shall ensure that there is a financial or other legally binding commitment to ensure that public facilities necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. Should the City and/or a developer be unable to provide such assurances, the project shall be denied. Projects denied due to failure to meet requirements, but for which all other land development requirements have been met, shall be placed on a prioritized list for approval of development orders once facility improvements have been made.

d) Capacity Reservation for Public Purpose.

The City may reserve capacity for a particular land area or specific land use, providing such reservation is in accord with a specific development or redevelopment strategy identified in the Comprehensive Plan which serves an overriding public purpose. This would include such community development objectives as providing affordable housing or diversification of the tax base. Any such capacity reservations shall be noted in the annual report on public facilities and capacities made available to the City Commission and the public each March, as required by Section 153.070 below.

SECTION 153.070: STATUS REPORT/REQUIRED CAPITAL FACILITIES IMPROVEMENTS

The City shall regularly monitor the cumulative effect of all approved development orders and development permits on the capacity of public facilities. Upon adoption of this Code and on each March thereafter, the City Manager shall prepare and present to the City Commission and the public a report on the Public Facilities Capacities and Level of Service Inventory for Concurrency Management. This report shall include the degree of any facility deficiencies and a summary of the impacts the deficiency(s) will have on the approval of future development orders. The City Manager shall then recommend a schedule of improvements necessary to prevent a deferral or moratorium on the issuance of development orders.

SECTION 153.080: INTERGOVERNMENTAL COORDINATION

a) Intergovernmental Communication.

The City Manager shall regularly transmit to adjacent municipalities and Lake County, notice of all pending development applications for which concurrency assessments are being conducted.

b) Developments of Multi-Jurisdictional Impact.

Developments which would impact a public facility in one or more adjacent municipalities and/or the County shall be subject to an intergovernmental review for concurrency. This review shall be conducted by designated officials from the affected municipalities and/or Lake County.

c) Joint Planning Area Agreements.

Provisions consistent with the purpose and intent of this Chapter shall be included, when applicable, in all interlocal agreements executed after the effective date of Land Development Code to which the City is a party.

d) For development that requires one or more public facilities which are provided by entities other than the city, the city shall condition the issuance of any final development order for the same parcel on the availability of such public facilities.

CHAPTER 154

ZONING DISTRICT REGULATIONS

SECTION 154.010: COMPREHENSIVE PLAN IMPLEMENTATION

In order to implement the adopted Comprehensive Plan in a manner consistent with Chapter 163, Florida Statutes, the following zoning regulations are hereby established. These regulations are intended to assist in implementing comprehensive planning issues surrounding the uses or development of specific lots, parcels, and tracts of land or any combination thereof within the City of Fruitland Park.

SECTION 154.020: GENERAL

All development shall have a total land area sufficient to satisfy all standards stipulated within the Land Development Code, including but not limited to:

- 1) Setback requirements;
 - 2) Open space, buffers and landscaping requirements;
 - 3) Surface water management;
 - 4) Water and wastewater facilities;
 - 5) Access, internal circulation and required off-street parking;
 - 6) Environmental protection; and
 - 7) Soil erosion and sedimentation control standards.
- a) Accessory uses and structures for each zoning district are those customarily associated with, dependent on, and incidental to the principal uses permitted in that district. Provisions regarding accessory uses and structures are addressed in Chapter 156 of the Land Development Code.
- b) Special Exception Uses for each district shall be permitted in accordance with provisions of Chapter 155 of the Land Development Code.

SECTION 154.030: ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP

- a) Establishment of Districts.

The incorporated land and water area of the City of Fruitland Park, is hereby divided into zones or districts as set forth in Section 154.030(d) of this Chapter and as shown on the Official Zoning Map.

- b) Official Zoning Map.

The Official Zoning Map of the City is hereby adopted and incorporated by reference and declared to be a part of the Land Development Code. The boundaries of each district shall be as shown on the official zoning map and the district symbols as set out in this code shall be used to designate each district.

- 1) Zoning District Boundary Changes.

After an amendment has been approved by the City Commission, changes in district boundaries shall be entered on the official zoning map. An entry shall

be made promptly on the official zoning map stating the date and change and attested by the City Clerk.

2) Authority as to Current Zoning Status.

The Official Zoning Map shall be the final map authority as to the current zoning status of land and water areas, buildings and other structures in the City, and shall supersede and replace any and all previously adopted zoning maps. However, should any question arise regarding the correctness of the Official Zoning Map, the question shall be resolved by reference to the ordinances which have created or amended the various zoning districts within the City. The City Manager shall be the custodian of the Official Zoning Map.

3) Interpretation of District Boundaries.

When interpreting the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- A) Boundaries indicated as approximately following the center lines of public or private rights-of-way shall be construed to follow such center lines.
- B) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines as they exist at the time of the establishment of the district boundary.
- C) Boundaries indicated as approximately following City limits shall be construed as following City limits as they existed at the time of the establishment of the district boundary.
- D) Boundaries indicated as following a shoreline shall be construed to follow such shorelines, and in the event of change of the shoreline, shall be construed as moving with the actual shoreline.
- E) Submerged lands, including waters over such submerged land, unless specifically zoned otherwise, are to be construed as being zoned the same as the abutting upland.
- F) Boundaries indicated as parallel to or extensions of features indicated in items A through E above, shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- G) Where the street or property layout existing on the ground is at variance with that shown on the Official Zoning Map, or in other circumstances not covered by items A through F above, the City Manager shall interpret the district boundaries.

4) Renaming of Zoning Districts.

The following zoning districts existing as of March 31, 2017, Shall be renamed as follows.

Table 154.030.01

<u>FUTURE LAND USE</u>	<u>Maximum¹ Density</u>	<u>Maximum Intensity</u>	<u>ZONING CATEGORIES</u>
<u>SF Low Density</u>	<u>2 units/acre</u>	<u>N/A</u>	<u>R-2, PUD, PFD</u>
<u>SF Medium Density</u>	<u>4 units/acre</u>	<u>Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20</u>	<u>R-2, R-4, PUD, PFD</u>
<u>MF Low Density</u>	<u>8 units/acre</u>	<u>Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20</u>	<u>R-2, R-4, R -8, PUD, PFD</u>
<u>MF Medium Density</u>	<u>10 units/acre</u>	<u>Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20</u>	<u>R-2, R-4, R-8, R-10, PUD, PFD</u>
<u>MF High Density</u>	<u>15 units/acre</u>	<u>Commercial uses within PUD, max. size 20,000 sq. ft. & max. FAR 0.20</u>	<u>R-2, R-4, R-8, R-10, R-15, PUD, PFD</u>
<u>Central Business District Mixed Use</u>	<u>10 units/acre (Residential at 2nd or 3rd floor only)</u>	<u>ISR .80 FAR 1.0</u>	<u>CBD, PUD</u>
<u>Transitional</u>	<u>4 units/acre</u>	<u>FAR .20</u>	<u>RP, R-2, R-4, PUD, PFD</u>
<u>Mixed Community</u>	<u>6 units/acre</u>	<u>ISR .80 FAR .70</u>	<u>Mixed Use PUD</u>
<u>General Mixed Use</u>	<u>12 units/acre</u>	<u>ISR .80 FAR .70</u>	<u>Mixed Use PUD</u>
<u>Neighborhood Commercial</u>	<u>4 units/acre if developed as PUD</u>	<u>ISR .70 FAR .50</u>	<u>C-1, RP, PUD, PFD</u>
<u>Commercial – High Intensity</u>	<u>N/A</u>	<u>ISR .70 FAR .50</u>	<u>C-1, C-2, PUD, PFD</u>
<u>Commercial Tourist</u>	<u>N/A</u>	<u>ISR .75 FAR .50</u>	<u>CT</u>
<u>Industrial</u>	<u>N/A</u>	<u>ISR .75 FAR .50</u>	<u>I, PUD</u>
<u>Institutional</u>	<u>N/A</u>	<u>ISR .70 FAR .30</u>	<u>PFD, PUD</u>
<u>Recreation</u>	<u>N/A</u>	<u>ISR .30 FAR .30</u>	<u>PFD, GB</u>
<u>Open Space</u>	<u>1 unit/acre</u>	<u>ISR .35</u>	<u>PFD, GB</u>

1. Density shall not exceed 4 units/acre unless central water and sewer are provided.

<u>ZONING DISTRICTS (OLD)</u>	<u>ZONING DISTRICTS (NEW)</u>
<u>R-1 "Single Family Low Density Residential"</u>	<u>R-2 "Single Family Low Density Residential"</u>
<u>R-2 "Single Family Medium Density Residential"</u>	<u>R-4 "Single Family Medium Density Residential"</u>
<u>R-2A "Medium Density Residential"</u>	<u>R-8 "Multi-Family Low Density Residential"</u>
<u>R-3A "High Density Residential/Neighborhood Commercial"</u>	<u>R-10 "Multi-Family Medium Density Residential"</u>
<u>R-3 "Multi-Family High Density Residential"</u>	<u>R-15 – "Multi-Family High Density Residential"</u>
<u>RP "Residential Professional"</u>	<u>RP "Residential Professional"</u>

<u>-</u>	<u>CBD "Central Business District Mixed Use"</u>
<u>C-1 "Neighborhood Commercial"</u>	<u>C-1 "Neighborhood Commercial"</u>
<u>C-2 "General Commercial"</u>	<u>C-2 "General Commercial"</u>
<u>I "Industrial"</u>	<u>I "Industrial"</u>
<u>PUD "Planned Unit Development"</u>	<u>PUD "Planned Unit Development"</u>
<u>PFD "Public Facilities District"</u>	<u>PFD "Public Facilities District"</u>
<u>GB "Greenbelt District"</u>	<u>GB "Greenbelt District"</u>

c) Compliance with District Regulations.

No building or structure shall be erected, reconstructed or structurally altered, nor shall any building, land or water be used for any purpose other than a use permitted in the district in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards, less unoccupied areas, or higher density or intensity than is prescribed for such building or land within the district regulations in which the building or land is located. No lot, which is now or which may hereafter be built upon shall be so reduced in area so that it will be smaller than prescribed by the Land Development Code.

d) Purpose and Intent of Zoning Districts.

This section presents the basic purpose and intent of each zoning district.

1) R-12 "Single-Family Low Density Residential." This district is established to implement comprehensive plan policies for managing low-density, single-family residential development at a density not to exceed two (2) single-family dwelling units per acre. The R-12 district is established to preserve the stability of existing and future conventional single-family residential neighborhoods, preserve open space, and manage future densities in order to assure that future densities are compatible with existing developments, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

- i) Single-family detached dwelling units.
- ii) Guest/servant quarters—Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage and maximum square footage pursuant to Section 154.040 of the Land Development Code.
- iii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code.
- iv) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.

B) Uses Permitted as Special Exception Use Upon Approval of the City Commission.

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

C) Uses Expressly Prohibited.

- i) Single-family attached dwelling units.
- ii) Multi-family residential dwelling units.
- iii) Two family (duplex) dwelling units.
- iv) Commercial land uses.
- v) Industrial land uses.
- vi) Any use prohibited by City, State or Federal law.
- vii) Adult Entertainment

D) Other Possible Uses.

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as a conditional use pursuant to Chapter 155 of this Code.

E) Design Standards

- i. Minimum lot size shall be twenty thousand (20,000) square feet.
- ii. Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii. Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
- iv. Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty-five feet (25')
Garage setback from roadway: Twenty-five feet (25')
- v. Maximum building coverage: Thirty percent (30%).

- vi. Minimum living area shall be one thousand twelve hundred (1,200) square feet exclusive of porches, garages or utility rooms.
- vii. The minimum open space shall be twenty-five percent (25%).

2) R-24 "Single-Family Medium Density Residential." This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed four (4) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities to assure a smooth transition between low-density residential and areas designed for more intense uses, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

i) Single-family detached residential dwelling units.

~~ii) Single-family attached residential dwelling units.~~

iii) ~~ii) i)~~ Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to Section 154.040 of the Land Development Code.

~~iv) iii)~~ Guest/servant quarters—Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to Section 154.040 of the Land Development Code.

~~v) iv)~~ Home Occupations pursuant to Section 156.020 of the Land Development Code.

v) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission.*

~~i) Two family (duplex) dwelling units.~~

~~ii) i)~~ Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

~~ii) ii)~~ _____.

~~iv)~~iii) Small Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited.*

- i) General Commercial land uses.
- ii) Industrial land uses.
- iii) Any use prohibited by City, State or Federal law.

iv) Multi-family dwelling unit.

v) Two-family (duplex) dwelling units.

~~iv)~~vi) Single family attached dwelling units.

vii) Adult Entertainment

D) *Other Possible Uses.*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) Design Standards

- i. Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.
- ii. Minimum lot width shall be eighty feet (80') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii. Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
- iv. Minimum setbacks requirements:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20')
Garage setback from roadway: Twenty-five feet (25')
- v. Maximum building coverage: Thirty percent (30%).
- vi. Minimum living area shall be one thousand twelve hundred (1,200) square feet exclusive of porches, garages or utility rooms.
- vii. The minimum open space shall be twenty-five percent (25%).

3) ~~R-2A-R-8 "Multi-Family Low Density"–"Medium Density Residential"~~. This district is established to provide for medium density residential development not restricted to single-family dwelling units. Density shall not exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed ~~seven-eight (78)~~ dwelling units per acre. This zoning district will facilitate the transition between lower intensity and higher intensity residential uses.

A) The following uses shall be permitted:

- i) Single-family detached residential dwelling units.
- ii) Single-family attached residential dwelling units.
- iii) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to Section 154.040 of the Land Development Code..

~~Guest-servant quarters~~ Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to Section 154.040 of the Land Development Code.

iv) Home Occupations pursuant to Section 156.020 of the Land Development Code.

v) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

viii) Two family (duplex) dwelling units.

ix) Multi-family dwelling units.

x) Mobile Home Subdivision Development Requirements. The developer shall prepare and submit plans in accordance with the Subdivision Regulations of Chapter 157 of the Land Development Code.

xi) Small and Medium Home Stay Bed and Breakfast Inn

B) Uses Permitted as Special Exception Use Upon Approval by the City Commission.

i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

ii) ~~Multi-family dwelling units~~

iii) .

C) Uses Expressly Prohibited.

- i) General Commercial land uses.
- ii) Industrial land uses.
- iii) Any use prohibited by City, State or Federal law.

D) Other Possible Uses.

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) Design Standards

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized. All lot widths are measured at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')

Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback. Garage setback from roadway: Twenty-five feet (25')

- viii) Minimum setbacks requirements for multi-family units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway: Twenty-five feet (25')
- ix) Maximum building coverage: Thirty percent (30%).
Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet exclusive of porches, garages or utility rooms.
- x) The minimum open space shall be twenty-five percent (25%).

4) ~~R-3~~R-15 *"Multi-Family High Density Residential."* This district is established to implement comprehensive plan policies for managing high density residential development at a density not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed fifteen (15) dwelling units per acre. This district is established to ensure that sufficient land is available for high density residential development.

A) *The following uses shall be permitted:*

- i) Single-family attached residential dwelling units.
- ii) Single-family detached residential dwelling units.
- iii) Two-family (duplex) residential dwelling units.
- iv) Multi-family residential dwelling units.
- v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to Section 154.040 of the Land Development Code.
- vi) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented

separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to Section 154.040 of the Land Development Code.

~~vi)~~ vii) Home Occupations pursuant to Section 156.020 of the Land Development Code.

viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.

ix) Small, Medium and Large Homestay Bed and Breakfast Inn

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission.*

i) Mobile home subdivisions/parks.

ii) Adult Congregate Living Facilities.

iii) Nursing Homes.

C) *Uses Expressly Prohibited.*

i) General Commercial land uses.

ii) Industrial land uses.

iii) Uses prohibited by City, State or Federal law.

D) *Other Possible Uses.*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) Design Standards

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.

- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Fifteen feet (15')
Garage setback from roadway: Twenty-five feet (25')
 - c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20').
Garage setback from roadway: Twenty-five feet (25')
- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

5) ~~R-3A-10~~ “~~High Density Residential/Neighborhood Commercial Multi-Family Medium Density~~”. This district is established to provide for a mix of high density residential and neighborhood commercial uses not to exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre. It is intended to provide essential services to residential areas without detrimental effects to residential neighborhoods.

A) The following uses shall be permitted:

- i) Single-family attached dwelling units.
- ii) Single-family detached dwelling units.
- iii) Two-family (duplex) residential dwelling units.
- iv) Multi-family residential dwelling units.
- v) Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to Section 154.040 of the Land Development Code..
- vi) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to Section 154.040 of the Land Development Code.
- vii) Home occupations pursuant to Section 156.020 of the Land Development Code.
- viii) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.
- ix) .
- x) ~~Offices for professional services.~~
- xi) ~~Personal services.~~
- xii) Small, Medium and Large Homestay Bed and Breakfast Inn.

B) Uses Permitted as Special Exception Use Upon Approval of the City Commission.

- i) Mobile home subdivisions/parks.
- ii) Adult congregate living facilities.
- iii) Nursing homes.

C) Uses Expressly Prohibited.

- i) General Commercial land uses ~~greater than 25,000 square~~

feet.

- ii) Industrial land uses.
- iii) Adult Entertainment.
- iv) Uses prohibited by City, State or Federal law.

D) Other Possible Uses.

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) Design Standards

- i) Minimum lot size for single family dwellings shall be eight thousand (8,000) square feet provided central sewer is utilized. Minimum lot size for single family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- ii) Minimum lot size for multi-family dwellings shall be six thousand (6,000) square feet provided central sewer is utilized. Minimum lot size for multi-family shall be ten thousand (10,000) square feet when septic tanks are utilized.
- iii) Minimum lot size for triplex units shall be nine thousand (9,000) square feet provided central sewer is utilized. Minimum lot size shall be fifteen thousand (15,000) square feet when septic tanks are utilized.
- iv) Minimum lot width for single family shall be sixty-five feet (65') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- v) Minimum lot width for multi-family shall be sixty feet (60') provided central sewer is utilized. The lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- vi) Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
- vii) Minimum setbacks requirements for single family, duplex and triplex units:
 - a. Front: Local roadways - Twenty feet (20')
Garage setback from roadway - Twenty-five feet (25').
 - b. Side: Local roadway – Twenty feet (20')
Another lot - Ten feet (10')
Garage setback from roadway: Twenty-five feet (25')

- c. Rear: Local roadways – Twenty feet (20')
Another lot - Twenty feet (20'). Each additional story of triplex units will add five feet (5') to the rear setback.
Garage setback from roadway: Twenty-five feet (25')
- viii) Minimum setbacks requirements for multi-family units:
 - a. Front yard: Thirty feet (30')
 - b. Front yard garage: Twenty-five feet (25')
 - c. Side yard: Fifteen feet (15')
 - d. Rear yard: Thirty feet (30')
- ix) Maximum building coverage: Thirty percent (30%).
- x) Minimum living area for single family shall be one thousand (1,000) square feet exclusive of porches, garages or utility rooms. Minimum living area for multi-family, duplex and triplex shall be six hundred (600) square feet each exclusive of porches, garages or utility rooms.
- xi) The minimum open space shall be twenty-five percent (25%).

6) RP "Residential Professional." This district is established to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. The density cannot exceed ~~six~~ four (4) dwelling units per acre.

A) *The following uses shall be permitted.*

- i) Single family detached dwelling units.
- ii) Two family (duplex) dwelling units.

Customary accessory structures to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to Section 154.040 of the Land Development Code.

Accessory dwelling unit for non-paying non-paying guests or family members pursuant to Section 156.010 of the Land Development code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to Section 154.040 of the Land Development Code.

- iii) Business services.
- iv) Financial Services.
- v) Personal Services.
- vi) Multi-family dwelling units.
- vii) Medical office/Clinic.

viii) Home occupations pursuant to Section 156.020 of the Land Development Code.

ix) Small, Medium and Large Homestay Bed and Breakfast Inn

B) *Uses Permitted as Special Exception Use Upon Approval of the City Commission.*

i) Banks.

ii) ~~Child~~-Day Care Centers.

iii) Health/Exercise Clubs.

iv) Office/Warehouse Facilities.

v) Veterinary Offices.

vi) Game Recreation Facility.

C) *Uses Expressly Prohibited.*

i) Commercial parking.

ii) Industrial land uses.

iii) Uses prohibited by City, State or Federal law.

iv) Adult Entertainment.

D) *Other Possible Uses.*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) **Design Standards**

i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.

ii) Minimum lot width shall be one hundred feet (100') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

iii) Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire and Building Official.

iv) Minimum setbacks requirements:

- a. Front yard: Thirty feet (30')
- b. Front yard garage: Twenty-five feet (25')
- c. Side yard: Ten feet (10')
- d. Rear yard: Twenty feet (20').
- v) Maximum Impervious Surface Ratio: seventy percent (70%).
- vi) The minimum open space shall be twenty-five percent (25%).

7) C-1 "Neighborhood Commercial." This district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses. This district is established to provide sufficient land for both medium density residential at a density not to exceed six (6) units per acre and professional/light commercial uses.

A) *The following uses shall be permitted:*

- i) Offices for professional services.
- ii) Personal services.
- iii) Convenience stores without fuel operations.
- iv) Laundry and dry cleaning retail stores.
- v) Day care centers.
- vi) Adult Congregate Living Facilities.
- vii) Licensed Community Residential Homes, Group Homes, Foster Care Facilities with more than six (6) residents.
- viii) Clubs, Lodges and Fraternal Organizations.
- ix) Financial Services.
- x) Office Supply.
 - xi) Retail Sales & Services.
 - xii) Business Services.
 - xiii) Small, Medium and Large Homestay Bed & Breakfast Inn.
 - xiv) Office Complex.
 - xv) Maintenance General Contractor.
 - xvi) Medical Office/Clinic.
 - xvii) Licensed Medical Marijuana Treatment Centers as proved in s. 381.986, Florida Statutes.

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission.*

- i) Convenience stores with fuel operations.
- ii) Restaurants.
- iii) Banks.
- iv) Athletic/Sports Facility.
- v) Game/Recreation Facility.
- vi) Health/Exercise Club.
- vii) Mini-warehouses.
- viii) Veterinary Office.
- ix) Xerographic and Offset Printing.

~~ix-x)~~ Office/Warehouse Facility.

C) *Uses Expressly Prohibited.*

- i) Commercial Parking.
- ii) Wholesale commercial uses.
- iii) Industrial uses.
- iv) Uses prohibited by City, State and Federal law.
- v) Adult Entertainment.
- vi) RV Parks.

D) *Other Possible Uses.*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard.*

The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), maximum floor area ratio of 0.5, and a maximum building height of thirty-five (35) feet unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

F) *Design Standards*

- i) Minimum lot size shall be fifteen thousand (15,000) square feet.
- ii) Minimum lot width shall be one hundred twenty-five feet (125') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:

- a. Front yard: Thirty feet (30')
- b. Side yard: Ten feet (10'). A zero lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
- c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

8) C-2 "General Commercial." This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services.

A) *The following uses shall be permitted:*

- i) Adult/Vocational Education.
- ii) Appliance/Electronic Repair Shops.
- iii) Athletic/Sports Facility.
- iv) Auction Houses.
- v) Banks.
- vi) Bars, Lounges and Night Clubs.
- vii) Boat Sales and Services.
- viii) Business Services.
- ix) Commercial/Industrial Equipment and Supplies.
- x) Convenience Stores with or without Fuel Operations.
- xi) Day Care Centers.
- xii) Equipment Rental.
- xiii) Financial Services.
- xiv) Furniture and Appliance Stores.
- xv) Game/Recreational Facilities.
- xvi) Health/Exercise Clubs.
- xvii) Hotels/Motels.
- xviii) Kennels.
- xix) Maintenance Contractors.
- xx) Medical Office/Clinic.

- xxi) Mini-warehouses.
- ~~xxii) Mobile Home Sales.~~
- ~~xxiii) Motor Vehicle and Boat Storage Facilities.~~
- ~~xxiv) Motor Vehicle Dealer Sales.~~
- ~~xxv) Motor Vehicle Sales.~~
- ~~xxvi)~~xxii) Motor Vehicle Service Centers.
- ~~xxvii)~~xxiii) Motor Vehicle Service Stations.
- ~~xxviii)~~xxiv) Offices.
- ~~xxix)~~xxv) Office Complex.
- ~~xxx)~~xxvi) Office Supplies.
- ~~xxxi)~~xxvii) Pawn Shops.
- xxviii) Personal Services.
- xxix) Restaurants.
- xxx) Retail Home Building Materials.
- xxxi) Retail Sales and Services.
- xxxii) Shopping Center.
- xxxiii) Theaters.
- ~~xxxiv)~~ Transportation Service.
- xxxv) Wholesales and Distributors.
- xxxvi) Veterinary Clinic.
- xxxvii) Licensed Community residential homes, group homes and foster care facilities with more than six (6) residents.
- xxxviii) One single family dwelling unit for owners/caretakers residence.

Motor Vehicle Repair Facility.

- xxxix)~~xl)~~ Xerographic and Offset Printing.
- xl) Commercial parking.
- xli) Licensed Medical Marijuana Treatment Centers as Provided in s, 381.986, Florida Statutes.

Commission.

i) Gun & Archery Range.

ii) Trucking Terminal.

iii) Farmers/Flea Markets.

iv) RV Parks.

v) Mobile Homes Sales.

vi) Motor Vehicle and Boat Storage Facilities.

vii) Motor Vehicle Dealer Sales.

iv)viii) Motor Vehicle Sales.

C) *Uses Expressly Prohibited.*

i) Residential uses, except as stated above in Section 154.030 (8)(A)(xxxvii) and (8)(A)(xxxviii).

ii) Industrial uses.

iii) Uses prohibited by City, State and Federal law.

iv) Adult Entertainment.

D) *Other Possible Uses.*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant to Chapter 155 of the Code.

E) *Maximum Intensity Standard.*

i) The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of .50, and a maximum building height of thirty-five (35) feet unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

F) *Design Standards*

i) Minimum lot size shall be twenty thousand (20,000) square feet.

ii) Minimum lot width shall be one hundred fifty feet (150') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

iii) Minimum setbacks requirements:

a. Front yard: Fifty feet (50')

- b. Side yard: Ten feet (10'). A zero lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
- c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).

9) I "Industrial." This district is established to implement comprehensive plan policies for managing industrial development and to provide development for limited industrial operations engaged in fabricating, repair or storage of manufactured goods, where no objectionable by-products of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading and handling of goods and materials) are noticeable beyond the lot on which the facility is located. No hazardous materials may be utilized by the industrial operations permitted in this district. The location of such districts shall take into consideration access to rail and terminal facilities, major arterial roadways, labor markets and necessary urban services. Such districts shall be accessible to major thoroughfares and buffered from residential neighborhoods.

A) *The following uses shall be permitted:*

- i) Airport and related activities.
- ii) Agriculturally related industry.
- iii) Boat repair.
- iv) Commercial/Industrial Service.
- v) Construction Contractor's Yard and Storage.
- vi) Distribution Centers.
- vii) Laboratory/Research and Development.
- viii) Laundry/Dry Cleaning Plants.
- ix) Manufacturing: Craftsman Shops.
- x) Manufacturing: Fabrication.
- xi) Manufacturing: Processing.
- xii) Motor Vehicle Repair Facility.
- xiii) Motor Vehicle Towing and Impoundment.
- xiv) Trucking Terminal.
- xv) Warehousing.
- xvi) ~~All permitted C-2 uses~~ Wholesale Commercial Uses.

- xvii) Xerographic and Offset Printing.
- xviii) Appliance/Electronic Repair Shops
- xix) Commercial Parking
- xx) Equipment Rental
- xxi) Maintenance Contractor
- xxii) Motor Vehicle Service Center
- xxiii) Motor Vehicle Service Station
- xxiv) Transportation Service
- xxv)

B) *Uses Permitted as a Special Exception Use Upon Approval of the City Commission.*

- i) One single-family residential dwelling unit on the site of a permitted use to be used exclusively by an owner/caretaker.
- ii) Used motor vehicle parts yard.
- iii) Natural Gas/Propane Distribution Centers.

C) *Uses Expressly Prohibited.*

- i) Residential dwelling units except for Section 154.030(d)(7)(b)(I).
- ii) Uses prohibited by City, State and Federal law.

D) *Other Possible Uses.*

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed pursuant to Chapter 155 of this Code.

E) *Maximum Intensity Standard.*

The maximum intensity standard shall be limited to seventy-five (75) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of .50, and a maximum building height of thirty-five (35) feet unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

F) *Design Standards*

- i) Minimum lot size shall be thirty thousand (30,000) square feet.
- ii) Minimum lot width shall be two hundred fifty feet (200') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
 - a. Front yard: Fifty feet (50')

- b. Side yard: Twenty-five feet (25').
- c. Rear yard: Twenty-five feet (25').
- iv) The minimum open space shall be twenty-five percent (25%).

10) PUD "Planned Unit Development." The PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map of the comprehensive plan, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.) Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Preliminary and/or Conceptual Development plans are required to be submitted along with the rezoning application.

A) *The following uses shall be permitted:*

- i) **Residential PUD** – Single- and Multi-family residential dwelling units provided, however, that the housing stock of PUDs located within the Single-family overlay district of the Future Land Use Map which utilize multi-family units must consist of a minimum of 51% single-family dwelling units. On-site recreational facilities and on-site day care facilities, convenience store and personal services intended to service the principal use shall also be permitted.
- ii) **Mixed Use PUD** – All uses as permitted under the R-42, R-24, R-315, RP, PFD, and C-1 zoning districts and other uses deemed appropriate and incidental to the primary use by the City Commission.

The Mixed Use PUD located within the Mixed Community land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 6 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	35%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The Mixed Use PUD located within the General Mixed Use land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 12 units per acre:

Use	Minimum	Maximum
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<u>Residential</u>	<u>15%</u>	<u>65%</u>
<u>Commercial</u>	<u>5%</u>	<u>30%</u>
<u>Institutional</u>	<u>5%</u>	<u>25%</u>
<u>Parks & Open Space</u>	<u>20%</u>	
<u>FAR</u>		<u>.70</u>
<u>ISR</u>		<u>.80</u>

The Mixed Use PUD shall incorporate the following principles:

- 1)The creation of an attractive and high quality environment that is compatible with the scale and character of the surrounding community.
- 2)The development of commercial, residential and mixed use areas that is safe, comfortable and attractive to pedestrians.
- 3)The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- 4)The maximization of shared parking.
- 5)To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well being of the community.
- 6)To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.
- 7)Encourage alternative forms of transportation.

- iii) **Commercial PUD** – Commercial uses as permitted under the C-1 zoning district and other uses deemed appropriate and incidental to the primary use by the City Commission.
- iv) **Industrial PUD** – Industrial uses as permitted under the Industrial zoning district, commercial uses intended to service the primary uses and other uses deemed appropriate and incidental to the primary use by the City Commission.

^a**Maximum Density/Intensity.**

The maximum density/intensity allowed within the PUD shall be as allowed within the land use districts as delineated on the Future Land Use Map. A density bonus may be permitted as outlined in Section 154.030(d)(8)(I), below.

^b**PUD Land Uses.**

Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.

B) *Minimum Parcel Size.*

The minimum size of any parcel shall be ten (10) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.

C) *Unified Ownership.*

All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation or groups of individuals, partnerships or corporations.

D) *Setbacks and Buffering.*

Setback requirements within the PUD shall be flexible however, in no case shall the setback be less than ten (10) feet between structures. Buffering requirements shall be established at the time of rezoning of the property to a PUD.

E) *Pre-application Conference (Optional).*

It is recommended that a pre-application conference be held between the City Manager or designee and the developer or the developer's representatives, in order to verify the steps necessary for application and review, and discuss potential issues regarding the PUD proposal. Comments made during the pre-application

conference are totally non-binding on the formal review of the preliminary development plan.

F) *Application for Rezoning.*

Application for preliminary development plan and rezoning approval shall be made to the City utilizing the form provided by the City. The application shall be accompanied by seven (7) copies of the preliminary plan prepared in accordance with the requirements of the Land Development Code.

G) *Preliminary Development Plan.*

In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant shall have the option of preparing the following types of submittals:

- i) **Conceptual Plan** – If the applicant so chooses, a conceptual plan may be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following, which shall not be a bubble plan:
 - a) Boundary of subject property.
 - b) Major natural features such as lakes, streams, wetlands and natural communities.
 - c) Existing or proposed streets abutting the project.
 - d) Generalized location map and legal descriptions, including acreage.
 - e) Proposed land use types and their location including perimeter buffers and setbacks from perimeter boundary
 - f) Gross densities.
 - g) Typical lot sizes showing setbacks and dimensions.
 - h) Number of units and type.
 - i) Floor area for commercial or industrial.
 - j) Adjacent zoning.
 - k) Maximum building heights.
 - l) Anticipated phasing plan.
 - m) Proposed method of providing water service, including fire protection, sewage disposal and stormwater management.

- n) Percentage of Open Space and location.
- o) Acreage of Parks/Recreation and location.
- p) Typical road section.
- q) Soils and 100 year flood prone areas.
- r) Project name.
- s) Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum).
- t) Net living area for each type of dwelling unit.
- u) Preliminary Environmental Assessment per Chapter of the Land Development Code.
- v) Parking & Loading facilities.
- w) Any other information deemed pertinent by the TRC, Planning and Zoning Board or City Commission).

Upon approval of the Conceptual Plan and rezoning application by the TRC, the Planning and Zoning board and the City Commission, a preliminary development plan must be submitted for review and approval by the TRC prior to construction.

- ii) ***Preliminary Development Plan*** – In order to streamline the process, the applicant may elect to file a preliminary development plan for rezoning approval that meets the requirements of a Preliminary Plan submittal as outlined in Section 157.060(d)(3) of the Land Development Code. This plan can be submitted in lieu of the conceptual plan. Should the developer elect to submit the preliminary plan with the rezoning application, and upon approval of the rezoning application, the applicant can proceed with final development plan approval as outlined in Section 157.060(d)(20) of the Land Development Code.

H) *Open Space Requirements.*

A minimum of twenty-five percent (25%) of the total project area shall be established and maintained as common open space or common facilities. No area shall be accepted as common open space unless it satisfies the following standards.

- i) Common open space shall be dedicated to and useable by all residents of the Planned Unit Development or specific phase thereof.
- ii) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational

facilities.

- iii) Common open space set aside for the preservation of natural features or listed species habitats or for buffering purposes shall remain undisturbed and be protected by conservation easements dedicated to the City pursuant to Chapter 165 of the Land Development Code.
- iv) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- v) Common open space shall be maintained by the Home Owner's Association or other legal entity of the Planned Unit Development or the specific phase thereof.

l) *Density Bonuses.*

a) ***Affordable Housing.***

Residential developments may receive a density bonus not to exceed 20% of the density permitted by the applicable land use designation for the provision of affordable housing units.

An affordable dwelling unit shall be a dwelling unit which:

^ahas a market value less than two (2) times 80% of the median annual household income of Lake County or

^bhas a monthly rent less than or equal to $\frac{1}{12} \times 25\%$ of 80% of the median annual household income of Lake County.

^cthe affordable housing density bonus shall be determined as follows:

% of total units affordable	Bonus
20 – 30%	10%
31 – 50%	15%
51% +	20%

ii) ***Environmental Protection.***

Residential developments may receive a density bonus of up to 100% of the number of units allowed by the underlying comprehensive land use designation for the transfer of units from on site non-altered wetlands and upland habitat.

^aThe total number of units transferred shall not exceed the gross density as allowed on the Future Land Use Map.

^bA conservation easement pursuant to Chapter 165 of the Land Development Code shall be recorded for the property from which the units are to be transferred. Such easement

shall specify that no uses other than passive recreation uses shall be allowed on the property and shall state that the easement shall restrict such land in perpetuity. The easement shall be approved by the City Attorney and recorded in the public records of Lake County.

J) *Application Review Process.*

- i) **Technical Review Committee (TRC).** All applications shall be reviewed by the TRC staff and members' comments shall be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than three (3) working days after the meeting. A formal staff report will be forwarded to the Planning and Zoning Board with staff recommendations.
- ii) **Resubmittal of the Revised Preliminary Development Plan.** Resubmittal of the preliminary development plan reflecting revisions required by TRC comments shall be made within five (5) days of the regularly scheduled TRC meeting.

K) *Approval of Application for Rezoning.*

- i) **Planning and Zoning Board Action.** The Planning and Zoning Board shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the application meets the requirements of this code. Upon consideration of comments and recommendations of the TRC and public, the Board shall take one of the following actions:

^aPostpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.

^bRecommend that the application be approved.

^cRecommend that the application be approved with conditions.

^dRecommend that the application be denied.

- ii) **City Commission Approval.** The City Commission shall consider the submitted plan and rezoning application at a regularly scheduled meeting, and determine if the application meets the requirements of the Land Development Code. Upon consideration of the comments of the TRC, the public, and the recommendation of the Planning and Zoning Board, the City Commission shall take one of the following actions:

^aPostpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of

outstanding issues.

^bApprove the application.

^cApprove the application with conditions.

^dDeny the application.

L) *Alterations to Preliminary Development Plan.* Alterations to the approved Preliminary Development Plan shall be classified as either substantial or non-substantial amendments. The following criteria shall constitute a substantial amendment.

- i) A change which would include a land use not previously permitted under the approved PUD zoning.
- ii) A change that would increase the land use intensity by ten percent (10%) within any development phase without a corresponding decrease in some other portion of the overall PUD.
- iii) A change that would require an amendment to the conditions approved by the City Commission.

A determination of a substantial or non-substantial alteration shall be made by the City Manager.

Alterations to the preliminary development plan which are determined to be substantial must be submitted with plans and support data for review by the TRC, the Planning and Zoning Board and the City Commission.

All proposed alterations to an approved plan must be submitted to the City Manager for a determination of whether the alteration is substantial or non-substantial.

M) *Execution of Master Development Agreement.* The second reading of the ordinance for rezoning any land to a PUD district shall not take place until the developer has provided an executed copy of the master development agreement to the City Manager or designee. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised conceptual plan exhibits. If there are no additional requirements, corrections, or conditions attached by the City Commission at the second reading, the executed document shall be signed by the City Manager and Mayor and forwarded to the County Clerk for recording. If there are additional requirements, corrections or conditions attached by the City Commission at the second reading, the applicant shall revise the agreement and conceptual plan and return the documents to the City Manager within thirty (30) days for execution and recording. The requirement to return the document within thirty (30) days shall be specified by the City Commission as a condition for approval of the rezoning.

- N) *Failure to Provide Timely Resubmission.* Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees. However, the City Manager may extend the deadlines cited above, when warranted by unforeseeable events. A request for extension shall be filed in writing with the City explaining the circumstances justifying the extension.
- O. *Final Development Plan Approval.* Unless otherwise noted within the development agreement, final development approval for subdivisions or site plans within the PUD shall be required in accordance with the general procedures established by this code. Conceptual plan exhibits of the master development agreement which fully satisfy the requirements for conceptual subdivision plan submittal shall be considered as such.
- P) *Expiration of Master Development Agreement.* Any master development executed and recorded after the adoption of this development code shall be required to include an expiration date or series of expiration dates tied to specific improvements or phases. Such date(s) shall be determined based upon the size of the project, installation of physical improvements, and any other factors pertinent to the specific proposal. If the City should determine that the developer has failed to satisfy the requirements necessary to avert expiration, the development agreement shall become null and void, and approval of any additional final development plans for the PUD shall not be permitted without resubmission and approval of a new development agreement in accordance with the procedures established in this development code.
- 11) PFD "Public Facilities District" The PFD district is established to manage policies of the comprehensive plan for development of public facilities. This district is established to provide for the special or substantial public interest facilities that are so desired. Conceptual site plans are required to be submitted along with rezoning applications.
- A) *Permitted Uses.*
- i) Airports.
 - ii) Auditoriums, stadiums, arenas and expositions.
 - iii) Broadcasting facilities.
 - iv) Municipal/governmental buildings, structures and uses.
 - v) Cemeteries.
 - vi) Houses of worship.
 - vii) Educational institutions.
 - viii) Day care centers.

- ix) Electric power substations and operation centers.
- x) Gas and water metering stations.
- xi) Hospitals, clinics and medical facilities.
- xii) Public parks and recreational facilities.
- xiii) Post offices.
- xiv) Libraries.
- xv) Police and fire facilities.
- xvi) Sewage treatment facilities.
- xvii) Water supply operations.
- xviii) Adult care facility.
- xix) Clubs, lodges and fraternal organizations.
- xx) Funeral homes.
- xxi) Crematorium.
- xxii) Any other use of a similar nature when approved by the City Commission.

B) *Locational Criteria for PFD Districts.*

- i) The approved use shall front on an arterial or collector roadway. Sewage treatment facilities, water supply operations, electric power substations and operation centers and cemeteries are exempt from this requirement.
- ii) Approved uses shall comply with appropriate landscaping and buffering requirements and access management requirements.
- iii) The site must be located in close proximity to the main user group.
- iv) The approved use must serve the majority of the population.

C) *Maximum Intensity Standard.*

The maximum intensity standard shall be seventy (70) percent impervious surface ratio (which includes building coverage) and a maximum building height of thirty-five (35) feet.

D) *Design Standards*

- i) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')

- b. Side yard: Fifteen feet (15’).
- c. Rear yard: Fifteen-five feet (15’).
- ii) The minimum open space shall be twenty-five percent (25%).

ESite Plan Requirements.

- i) In order to establish “PFD” Public Facility District, the applicant must provide a Conceptual site plan as outlined in Section 154.030(d)(7)(G)(i) of the Land Development Code, with a zoning application.
 - ii) After approval of the zoning, a final site plan meeting the requirements of Section 160.080 of the Land Development Code must be submitted and approved by the Technical Review Committee (TRC) before any building permits are issued or the start of operation of activity on the site.
- 12) *GB Greenbelt District* This district is established to provide green, undeveloped areas and to protect floodplains, wetlands, other natural resources and agricultural uses. Areas of the city in which this category is most appropriate are designated as “conservation” on the future land use map of the comprehensive plan; however, this district is also permitted within all other land use designations.

A) *Permitted Uses.*

- i) Groves and farms.
- ii) Single-family homes and customary accessory uses.
- iii) Swamps, wetlands and forests.
- iv) Private and public gardens.
- v) Pastures.
- vi) Nature preserves.
- vii) Private and public parks.
- ~~vi)viii) Riding stables.~~

B) *Uses Permitted as Special Exception use Upon Approval by the City Commission.*

- ~~i) Private and public parks.~~
- ii) Golf courses.
- iii) Retail or wholesale plant production, nurseries and greenhouses.
- iv) Fishing clubs and marinas.

v) Riding stables.

C) *Uses Expressly Prohibited.*

All uses not listed above are expressly prohibited.

D) *Site Development Standards.*

i) Minimum lot size (for buildings): One acre.

ii) Minimum lot width at building line: 200 feet.

iii) Minimum dwelling size: 1000 sq. feet.

iv) Minimum street frontage: 50 feet.

v) Minimum building

setbacks: Front yard: 50

feet.

Side yard: 25 feet.

Rear yard: 25

feet. From any street:

50 feet.

vi) Maximum building height: 35 feet.

vii) Parking: See Section 162.040.

viii) Landscaping and buffers: See Section 164.030.

ix) Signs: See Chapter 163.

x) Access: See Section 162.030.

13) "CBD" Central Business District Mixed Use. This district is established to encourage economic activity, living quarters and local employment opportunities within the central area of the City. Residential density shall not exceed four (4) dwelling units per acre, unless central sewer facilities are available at which time density is not allowed to exceed ten (10) dwelling units per acre.

A) The following uses shall be permitted.

i. Residential dwelling units on 2nd or 3rd floor.

ii. Bed and Breakfast Inn.

iii. Convenience stores without fuel operations. iv. Day care centers.

v. Business Services.

- vi. Financial Services.
- vii. Retail sales and services.
- viii. Medical office/Clinic.
- ix. Offices for professional services.
- x. Office supply.
- xi. Personal Services
- xii. Restaurants.

B) Uses Permitted as Special Exception Use Upon Approval of the City Commission.

- i) Banks.
- viii) Day Care Centers.
- ix) Health/Exercise Clubs.
- x) Tattoo parlor.
- xi) Veterinary Offices.
- xii) Game Recreation Facility.

C) Uses Expressly Prohibited.

- i) Commercial parking.
- vi) Industrial land uses.
- vii) Uses prohibited by City, State or Federal law.
- viii) Adult Entertainment.

D) Other Possible Uses.

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) Maximum Intensity Standard.

Coverage shall be limited to eighty (80) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of 1.0, and a maximum building height of three story's.

F) Design Standards

- i) Minimum lot size shall be six thousand (6,000) square feet with central sewer. Minimum lot size shall be ten thousand (10,000) square feet with septic tanks.
- ii) Minimum lot width shall be sixty feet (60') with central sewer at the front property line and eighty feet (80') with septic tank unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

- iii) Minimum setbacks requirements:
 - a. Front yard: Thirty feet (30')
 - b. Side yard: Ten feet (10'). A zero lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
 - c. Rear yard: Fifteen feet (15').
 - iv) The minimum open space shall be twenty percent (20%).
- 14) Tourist Commercial (TC-8). This district is established to accommodate Recreational Vehicle (R.V.) parks, hotels, motels and similar type uses. Density shall not exceed eight (8) dwelling units per acre. Hotels and motels are not subject to density limitations.
- A) The following uses shall be permitted.
 - i. Motels/Hotels
 - ii. Recreational Vehicle (RV) Parks
 - B) Uses Expressly Prohibited.
 - i. Campgrounds.
 - ii. Single-family residential.
 - iii. Multi-family residential.
 - iv. Industrial land uses.
 - v. Uses prohibited by City, State or Federal law.
 - vi. Adult Entertainment.
 - C) Other Possible Uses.
- Uses which because of their uniqueness, are not specifically identified as permitted uses or as special exception uses, may be permitted as conditional uses pursuant to Chapter 155 of this Code.
- D) Maximum Intensity Standard.

Coverage shall be limited to seventy-five percent (75%) impervious surface ratio, which includes building coverage, a maximum floor area ratio of 0.50, and a maximum building height of thirty-five feet (35'). The maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.
 - E) Minimum Building Setbacks
 - Front yard: 50 feet.
 - Side yard: 10 feet.
 - Rear yard: 15 feet.
 - From any street: 25 feet.
 - F) General Requirements for RV Parks.
 - i. The proposed site shall be at least one thousand feet (1,000') from any other such use.

- ii. The proposed site shall front on arterial or collector roadway.
 - iii. The proposed site shall be a minimum of five (5) acres.
 - iv. The proposed site shall be designated and used for short-term transient accommodation of:
 - a. Travel Trailers
 - b. Vehicles with sleeping accommodations
 - c. Park models
 - d. Other similar type accommodations
 - v. An occupant of a space (other than those employed to maintain the site) shall remain in the same facility no longer than one hundred eighty (180) days out of every three hundred and sixty (360) days.
 - vi. Convenience establishments, such as grocery stores, restaurants, and laundries may be permitted subject to the following condition:
 - a. The convenience establishments shall be restricted to use by park occupants only and not advertised for patronage by the general public.
 - vii. All RVs and buildings shall maintain a minimum of ten feet (10') between each RV or building.
- G) Design Standards for RV Parks.
- i. Recreational amenities shall be provided such as, but not limited to, clubhouse, pool, outdoor game activities, and trails. A minimum of ½ acre shall be provided. Additional recreational acreage may be required based on the total number of guests served.
 - ii. Restroom and shower facilities shall be provided based upon the Health Department regulations.
 - iii. Interior streets shall be designed as follows:
 - a. All one-way streets shall have a minimum pavement width of twelve feet (12').
 - b. All two-way streets shall have a minimum pavement width of twenty-four feet (24').
 - iv. RV spaces shall be a minimum of two thousand four hundred (2,400) square feet; however, the density shall not exceed eight (8) units per acre.
 - iv. Perimeter buffer and landscaping shall be provided pursuant to Chapter 164 of this Code.
 - v. A master plan shall be prepared in accordance with Chapter 160 of this Code.
- G. General Requirements for Hotel/Motel.
- i. The proposed site shall front on an arterial or collector roadway.
 - ii. The proposed site shall be a minimum of two (2) acres.
 - iii. Convenience establishments such as a restaurant may be permitted.
 - vii. Perimeter buffer and landscaping shall be provided pursuant to Chapter ___ of this Code.
 - viii. A site plan shall be prepared in accordance with Chapter 160 of this Code.

SECTION 154.050: *NONRESIDENTIAL DESIGN DISTRICT STANDARDS*

The purpose and intent of these Design District Standards is to guide development and redevelopment toward creating an interrelated and predictable pattern of buildings, streetscapes, and landscapes that improve the aesthetics of the built environment within Fruitland Park. To proactively prepare for impending growth the City of Fruitland Park has undertaken the establishment of these standards that will improve the image and appearance of all development. The basic premise is that quality appearance will result in quality development.

Design standards also protect the community's investment. When the aesthetic appearance of a community is maintained or improved, a sense of pride develops for the residents, owners, and merchants. Further, design standards improve the City's economic standing. In the absence of design standards, other areas in the region may position themselves with a more competitive advantage to attract residents and merchants. The City encourages economic growth and wants to provide a business atmosphere where the private sector can flourish.

Meanwhile the City is tasked with protecting its existing neighborhoods and businesses from the potential impacts of development. Special attention has been placed on the creation of a quality, safe, and functional environment. Buffers, landscaping, and building placement on a parcel can mitigate potential impacts to surrounding properties.

These Design District Standards exhibit specific themes of expectations for development within Fruitland Park. An interconnected transportation network and pedestrian accessibility are primary concerns for new development and redevelopment. Land should be developed by utilizing infrastructure and resources efficiently. The City requires the design of new development to be visually sensitive to surrounding development and the environment through architectural standards, buffering, landscaping, and building placement.

a) Applicability of Design Standards

The Design District Standards cover all commercially zoned properties within the City limits and the Joint Planning Area (JPA) between the City and Lake County.

The design standards are applicable to nonresidential development and mixed-use development and redevelopment. The Design District Standards shall be applicable if one or more of the following criteria are met:

1) Nonresidential Development:

- A) The building floor area of a structure is being increased by more than thirty percent (30%).
- B) The property is subject to a change of use from residential to nonresidential.
- C) All Planned Developments (PD) and Developments of Regional Impact (DRI).

2) Additional Provisions:

- A) Section 154.060(e) (Colors) shall apply when the exterior of an existing building or any portion thereof, including trims or accents, is repainted. Section 154.060(e) shall apply even in those cases where no other work is being conducted. A submission of the proposed color theme including base, trim, and accent colors for approval by the Community Development Director is required prior to the issuing of the Commercial Structure Painting Permit. There is no charge for the Commercial Structure Painting Permit.

SECTION 154.055: MOBILE HOME PARK/SUBDIVISION DESIGN STANDARDS

A) Mobile Home Park Development Standards.

- i) A Master Park Plan shall be filed in accordance with the Site Plan Regulations of Chapter 160 of the Land Development Code.
- ii) A mobile home park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a solid wall, fence or evergreen hedge not less than six (6) feet in height, if required by the City Commission.
- iii) A mobile home park shall meet the development design and improvement standards of Section 157.080 of the Land Development Code.

B) Mobile Home Subdivision Development Requirements.

The developer shall prepare and submit plans in accordance with the Subdivision Regulations of Chapter 157 of the Land Development Code.

SECTION 154.060: DESIGN STANDARDS

a) Landscape Buffers

A twenty-five foot (25') landscape buffer consisting of five (5) canopy trees, four (4) understory trees and thirty (30) shrubs per 100' or portion thereof is required from the right-of-way. See Chapter 164 for planting standards. A five foot (5') paved sidewalk is required within the established buffer unless a sidewalk already exists. An additional path or trail may be required by the City to accommodate alternative forms of transportation. For internal streets, Florida Friendly Landscaping, including street trees, evergreen shrubs, planter boxes, or other approved designs should be used between the sidewalk and the travel lanes to buffer pedestrians from moving vehicles.

The buffer area is not to be utilized for stormwater management unless approved by the Community Development Director due to severe constraints of the site.

b) Big Box Stores

Big box stores, defined as any store which exceeds 50,000 square feet on a single level, are permissible in the Design District.

c) Outparcels

Frequently, large shopping and business centers have a few uses that develop stand-alone buildings, known as outparcels, at the perimeter of a site adjacent to the public right-of-way. Large-scale developments that have a primary building and/or anchor stores and secondary outparcels must conform to the following standards:

- 1) Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required. Vehicular connection between outparcels, the main structure, and adjacent outparcels is required to provide for safe and convenient vehicular movement within a site.
- 2) Consolidated and shared parking is required to reduce the amount of impervious surface.

d) Circulation and Access

Development shall be designed to minimize the interaction of vehicles with pedestrians and bicyclists. Efficient and safe circulation systems for vehicles, pedestrians, and bicyclists will be required for all developments.

Cross-access and shared access shall be required between individual uses. Internal cross-access and shared use agreements for driveways shall be used to facilitate access and connections between adjacent sites. Frontage roads or service roads may also be considered to connect all parcels.

e) Drive-through Establishments

Drive-through lanes must be designed with pedestrian safety as the first priority. Drive-through designs must have the same detail of the principal structure and match the materials and roof of the principal structure.

A pass-through lane shall be required for all drive-through facilities. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of or around the stacking lane(s).

SECTION 154.070: BUILDING DESIGN AND ARCHITECTURAL STANDARDS

a) Building Facade

The front elevation of the building should be faced, with design features that give it a more pedestrian scale appearance. Large-scale features such as long uninterrupted storefront windows are to be avoided. The use of mullions and dividers in large windows is encouraged. Large areas of blank walls should be reserved for the rear of the building. Metal buildings are to be faced with other materials to break up the purely metal facade.

When a building has elevations on more than one roadway or pedestrian area, the City may require that each elevation maintains the dominant theme of the main entrance.

The size, scale, materials and use of colors for the building facade design should be kept constant across the entire building facade in order to tie the complete composition together.

When using more than one material on the facade, it is recommended to have one as the dominant theme with the others acting only to complement or accentuate the design.

Architectural elements of the facade should be aligned with and compliment the architectural elements on adjacent buildings to maintain the rhythm of the block.

Entrances to smaller stores shall be recessed or framed by a sheltering element such as an awning, arcade, porch or portico.

The primary entry to a building is the best place to be creative with the use of depth in a facade. The added depth and articulation help to draw attention to the entry and highlight it as an important place.

b) Roof Design

The roof design of the building should be in keeping with the overall scale of the structure itself. Overly large, bold or inflated roof and fascia designs are discouraged.

Flat roof structures should utilize recognizable cornice treatments and be capped by an articulated parapet design that acts as a structural expression of the building facade and its materials.

Sloped roof structures should maintain a pitch between a 5/12 minimum and a 12/12 maximum on all primary roof areas. Buildings with sloped roofs are encouraged to employ the use of dormers and reversed gables along the front elevation to help maintain a prominent facade. Mansard and shed roof designs are discouraged.

Air handling units, condensers, satellite dishes and other equipment placed on the roof should be screened by building elements and not be visible from the street.

The roof structure should be designed so as to divert rainwater from the pedestrian areas such as walkways and doors. The use of canopies, awnings or similar protective designs is also encouraged at entry locations.

Breaks and fluctuations in the roofline are encouraged to highlight important areas of the building such as the main entrance and to break up longer runs of the facade/roof area.

c) Materials

The use of brick, stone (cast and natural), split-faced concrete block, glass block, ceramic tile and fiber cement horizontal lap siding or another material if approved by the Community Development Director is required.

The use of decorative coursing and quoins in masonry walls is encouraged.

When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump out" in the facade.

Acceptable materials for sloped roofs include pre-finished metal, terracotta tile and laminated 'architectural' asphalt shingles.

The following materials are discouraged in visible locations:

- 1) Corrugated or beveled metal siding
- 2) Corrugated fiberglass
- 3) Plywood, OSB or particleboard siding
- 4) Unfinished smooth concrete block

d) Lighting

Each building project will require the submission of an exterior Lighting Design Plan.

Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is to be shielded from direct offsite viewing.

All exterior light fixtures should be fully shielded or be designed with light angle cut-offs so as to eliminate spill light, trespass light and glare. Down-lighting full building walls and roof lighting is prohibited.

Mounting height of pedestrian walkways should not exceed twelve feet (12') with lower heights preferred.

The use of low, bollard-type fixtures mounted two feet (2') to four feet (4') in height are encouraged for lighting pedestrian sidewalks and building entrances.

Ensure that lighting enhances pedestrian safety.

e) Colors

The main color theme for a building should be of a natural, muted shade with brighter colors used only to create accents.

When using multiple colors on the exterior of the building only one color should be used as the main theme, with other colors used more sparingly to create accents.

No more than three (3) different colors or color shades (one primary/body color and no more than two accent/trim colors should typically be used on a single building.

Prohibited colors include the use of intense, florescent or day-glow colors, black as the predominant exterior color and monochromatic color schemes. Colors that are determined to be garish, gaudy, loud, excessive and ostentatious or that otherwise constitute a glaring and invasive contrast to surrounding buildings shall be prohibited. A solid band of color or groups of color shall not be used for architectural detail.

CHAPTER 155

CONDITIONAL USES AND SPECIAL EXCEPTIONS

SECTION 155.010: CONDITIONAL USES

a) In General.

Conditional uses shall be generally limited to those uses or combination of uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses within any zoning district in the Code.

b) Application Procedure.

Written application shall be made to the City for a conditional use in accordance with the rezoning procedures established in Chapter 152 of the Land Development Code. In addition, the applicant shall provide the following information:

- 1) A conceptual plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other information pertinent to the specific requested use of the site; and
- 2) A written statement specially addressing the general requirements of Paragraph (d)(2) below:

c) Hearing Procedure.

The procedure for review and approval of conditional use request shall be in accordance with the zoning procedures established in Chapter 152 of the Land Development Code.

d) General Requirements and Conditions.

- 1) Conditions and Safeguards. In granting any conditional use, the Planning and Zoning Board may recommend and the City Commission may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and Code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Chapter.
- 2) Review Criteria. When reviewing an application for a conditional use, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:
 - A) The proposed use must comply with the adopted Comprehensive Plan and Future Land Use Map;
 - B) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;

- A) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;
- B) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of abutting land uses;
- C) Size, location and number of conditional uses in the area shall be limited so as to maintain the overall character of the district as intended by the Land Development Code.

e) ~~Transfer or~~ Abandonment of a Conditional Use.

~~Conditional uses run with the owner and not the property. Therefore, ownership of a conditional use cannot be transferred to another party.~~

A conditional use that is not initiated within one (1) year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such described in Chapter 152 of the Land Development Code. A conditional use that is abandoned for a period of six (6) months or more shall not be reestablished without a new application and public hearing in accordance with procedures for such described in Chapter 152 of the Land Development Code.

SECTION 155.020: SPECIAL EXCEPTIONS

a) In General.

A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Such use may be permitted in a zoning district as a special exception only if identified as such in the Land Development Code.

b) Application Procedure.

Written application shall be made to the City for a special exception in accordance with the rezoning procedures established in Chapter 152 of the Land Development Code. In addition, the applicant shall provide the following information:

- 1) A conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering, supplemental details necessary to address review criteria and safety and any specific requirement for such use described in this Chapter, and any other information pertinent to the specific required use of the site.

The City Manager may exempt an applicant from the requirements of a conceptual plan, if deemed warranted.

- 2) A written statement specifically addressing the general requirements of Paragraph (d)(2) below and any special requirements for the specific use in Section 3 of this Chapter.

c) Hearing Procedure.

The procedure for review and approval of special exception request shall be in accordance with the rezoning procedures established in Chapter 152 of the Land Development Code.

d) Special Requirements and Conditions.

- 1) Conditions and Safeguards. In granting any special exception, the Planning and Zoning Board may recommend and the City Commission may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Chapter.

- 2) Review Criteria. When reviewing an application for a special exception the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:

- A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;
- B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;
- C) Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses;
- D) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development; and
- E) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by the Land Development Code.

e) Transfer or Abandonment of Special Exceptions.

A Special exception runs with the property and the ownership of a special exception use may be transferred to another party. A special exception use that is not initiated within one (1) year of being granted shall not be established without a new public hearing in accordance with requirements of this Chapter. A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of this Chapter.

f) Distance Between Special Exception Uses.

Unless the method for measurement is specifically described herein, the distance between specific uses shall be measured by a straight line drawn from the nearest point of each lot, parcel or site to each other.

SECTION 155.030: SPECIAL REQUIREMENTS AND CONDITIONS FOR SPECIAL EXCEPTION USES

a) In General.

For those special exception uses listed below, the following special requirements shall apply in addition to those described in Section 155.020(d) above. Buffering requirements for special exception uses found within this Section shall be in conformance with Section 164.030(b) of the Land Development Code.

b) Special Requirements and Conditions.

| 1) ADULT CONGREGATE LIVING FACILITIES. (R-10) (R-~~3~~-15)

A special exception may be granted under the following conditions:

- A) The proposed site shall be a minimum of one (1) acre;
- B) The proposed site shall front on an arterial or collector roadway;
- C) Additional buffering shall be provided for service and loading areas, based on the compatibility of adjacent land use, ~~and~~.
- D) ~~The maximum density shall not exceed that permitted within the underlying district.~~

| 2) ATHLETIC/SPORTS FACILITIES. (C-1)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) A proposed corner site shall not abut a residential lot unless access is prohibited to the street upon which both lots front; and
- C) Additional buffering shall be provided for parking, loading and service areas which abut any residential zone.

| 3) BANKS. (RP) (C-1) (CBD)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;

- B) The proposed site shall be directly adjacent to a commercial land use;
- C) Special buffering and screening shall be provided where drive-thru lanes are adjacent to residential uses;

4) DAY CARE CENTERS. (RP)

A special exception may be granted under the following conditions:

- A) The proposed site shall be a minimum of fifteen thousand (15,000) square feet with a minimum lot width of one hundred (100) feet;
- B) The proposed site shall front on an arterial or collector roadway;
- C) A minimum of four thousand (4,000) square feet of outside play area shall be provided for the first twenty (20) children or less, and one hundred (100) square feet of play area per child for the next one hundred (100) children.
- D) The play area shall be completely enclosed with a minimum six (6) foot high opaque wall or fence to be constructed as part of the required buffer yard;
- E) A minimum buffer of 10' shall be provided, and;
- F) All day care centers must comply with State laws.

5) (LICENSED) COMMUNITY RESIDENTIAL HOMES, GROUP HOMES AND FOSTER CARE FACILITIES WITH MORE THAN SIX (6) RESIDENTS. (R-12) (R-24)

A special exception may be granted under the following conditions:

- A) The proposed facility shall be compatible with the neighborhood in its physical size;
- B) The proposed facility is not within one thousand twelve hundred (1200) feet of an existing facility;
- C) The proposed structure would not alter the character of the neighborhood;
- D) Adequate parking and infrastructure facilities are provided; and
- E) A minimum buffer of 15' shall be provided.

6) CONVENIENCE STORES WITH FUEL OPERATIONS. (C-1)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway; and

B) The proposed site shall be at least one (1) acre in size.

7) FARMERS/FLEA MARKETS. (C-2)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) The proposed site shall be a minimum of three (3) acres with a minimum of two hundred (200) feet of frontage;
- C) A maximum of twenty (20) percent of the site shall be devoted to sales area;
- D) Operation shall be restricted to daylight hours on Fridays, Saturdays and Sundays only and legal holidays which fall on a Monday;
- E) Required parking shall be provided at a ratio of two (2) spaces for every one hundred (100) square feet of sales area;
- F) Buffering shall be provided based on a Buffer Class "E" with a six (6) foot high opaque fence or wall required along property lines which abut any residential zone; and
- G) All refuse shall be removed from the site at the end of each day.

| 8) GAME/RECREATION FACILITIES. (RP) (C-1) (CBD)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) The proposed site shall be at least three hundred (300) feet from the nearest house of worship, school or day care center;
- C) The proposed site shall be at least one thousand (1,000) feet from any other such use;
- D) A minimum buffer of 15' shall be provided;
- E) The proposed site shall be at least three hundred (300) feet from a residential zone measured along right-of-way centerlines.

9) GUN AND ARCHERY RANGE. (C-2)

A special exception may be granted under the following conditions:

- A) Proposed gun range shall be located indoors and shall be sound-proofed;
- B) Proposed archery range shall be located on a site of at least one (1) acre.

| 10) HEALTH/EXERCISE CLUBS. (RP) (C-1) (CBD)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) A proposed corner site shall not abut a residential lot unless access is prohibited to the street upon which both lots front; and
- C) Additional buffering and special design shall be provided to effectively prevent illumination of adjoining residential land due to outdoor lighting of courts, fields, pools or parking areas associated with the club or center.

11) MINI-WAREHOUSES. (C-1)

A special exception may be granted under the following conditions:

- | A) The proposed site shall be a minimum of ~~one-two~~ (+2) acres;
- B) The proposed site shall front on an arterial or collector; and
- C) The mini-warehouses are to be used solely for the purposes of storage; retail sales and services, wholesale, manufacturing or other commercial uses are expressly prohibited.

| 12) MOBILE HOME SUBDIVISION. (R-~~315~~) (R-10)

A special exception may be granted under the following conditions:

- A) The density shall not exceed the zoning category in which it is located or seven (7) units per acre, whichever is less
- B) The minimum lot width shall be sixty-five (65) feet;
- C) The proposed site shall be a minimum of ten (10) acres;
- D) The proposed site shall front on an arterial or collector;
- E) Each mobile home shall contain a minimum living area of 1,000 square feet. An additional three hundred (300) square feet can be attached screened area, garage, carport or utility area.
- F) Each mobile home shall have "skirts" installed.

| 13) MOBILE HOME PARKS. (R-~~315~~) (R-10)

A special exception may be granted under the following conditions:

- A) The density shall not exceed nine (9) units per acre;
- B) The minimum lot width shall be fifty-five (55) feet;

- C) The proposed site shall be a minimum of ten (10) acres;
- D) The proposed site shall front on an arterial or collector;
- E) Each mobile home shall contain a minimum living area of 800 square feet. An additional two hundred (200) square feet can be attached screened area, garage, carport or utility area;
- F) Each mobile home shall have "skirts" installed.

14) NATURAL GAS/PROPANE DISTRIBUTION CENTERS. (I)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) The proposed site shall contain a minimum of one (1) acre;
- C) All tanks and dispersing equipment must setback a minimum of 50' from all property lines or comply with State and Federal requirements, whichever is greater.

| 15) NURSING HOMES. (R-~~315~~) (R-10)

A special exception may be granted under the following conditions:

- A) The proposed site shall front on an arterial or collector roadway;
- B) Additional buffering shall be provided for service and loading areas;
- C) Proof of licensing by the appropriate jurisdictional agency will be required prior to final development approval.

| 16) OFFICE/WAREHOUSE FACILITIES. (RP)

A special exception may be granted under the following conditions:

- A) General retail sales and services shall not be permitted;
- B) Warehouse space shall be used for storage purposes only. No manufacturing or fabrication of any kind shall be permitted;
- C) No commercial vehicles larger than one (1) ton capacity shall be regularly parked on the site; and
- D) Additional buffering shall be provided for access drives and other areas specifically designed to serve the warehouse facilities.

17) SINGLE FAMILY RESIDENTIAL DWELLING UNIT. (I)

A special exception may be granted under the following conditions:

- A) The dwelling unit cannot be a mobile home; and
- B) The dwelling unit is to be used exclusively by the owner or caretaker.

18) ~~TWO FAMILY DWELLINGS (DUPLEX). (R-2)~~

~~A special exception may be granted under the following conditions:~~

~~A) Minimum lot width and area: The minimum lot width for a two family dwelling unit shall be one hundred (100) feet. The minimum lot area shall be twelve thousand (12,000) square feet;~~

~~B) Each unit shall contain a minimum living area of six hundred (600) square feet.~~

19) TRUCKING TERMINAL. (C-2)

A special exception may be granted under the following conditions:

20) The proposed site shall front on an arterial roadway; and

21) The proposed site shall be a minimum of five (5) acres.

~~2019~~ RESTAURANT. (C-1)

A special exception may be granted under the following conditions:

A) The proposed site shall front on an arterial or collector roadway;

B) The maximum number of seats shall not exceed fifty (50); and

C) No drive thru service shall be permitted.

20) USED MOTOR VEHICLE PARTS YARD. (I)

A special exception may be granted under the following conditions:

A) The proposed site shall be a minimum of one (1) acre;

B) Storage of used motor vehicle parts shall be within an enclosed building or within a six (6) to eight (8) foot high wall or opaque fence;

C) The proposed site shall front on an arterial or collector roadway.

21) VETERINARY OFFICES. (RP) (C-1) (CBD)

A special exception may be granted under the following conditions:

22) The proposed site shall front on an arterial or collector roadway;

23) The proposed site shall be a minimum of one (1) acre;

24) The proposed site shall be devoted to the sole purpose of the use, and shall not be part of any multi-tenant complex or multi-use property;

25) Open kennels shall be screened from off-site view; and

26) Structures, pens or runs shall be setback a minimum of fifty (50) feet from any lot line.

| 27) XEROGRAPHIC AND OFFSET PRINTING. (C-1)

A special exception may be granted under the following conditions:

28) The proposed site shall front on an arterial or collector roadway; and

29) The proposed facility shall contain less than one thousand five hundred (1500) square feet of service and storage area.

| 30) RECREATIONAL VEHICLE PARKS. (C-2)

A special exception may be granted under the following conditions:

A) The site shall be designated and used for short-term, transient accommodation of:

i) Travel trailers;

ii) Park models;

iii) Vehicles with sleeping accommodations; and

iv) Other similar type accommodations.

B) The occupant and vehicle of one of the spaces (other than those employed to maintain the site) shall remain in the same park no longer than one hundred eighty (180) days out of every three hundred sixty-five (365) days.

C) Convenience establishments, such as grocery stores, restaurants and laundries may be permitted in recreational vehicle parks however, the convenience establishments shall be restricted to use by the park occupants only and not advertised for patronage by the general public.

D) Sanitary stations for disposal of recreation vehicle waste shall be provided at a ratio of one (1) for every one hundred (100) spaces, or fraction thereof.

E) Interior streets shall be designed as follows:

i) All one way streets shall have a minimum pavement width of twelve (12) feet; and

ii) All two way streets shall have a minimum pavement width of twenty-four (24) feet.

F) No permanent attachments or structures such as, but not limited to, screen rooms, utility sheds and storage sheds shall be allowed other

than those attached to the caretaker's residence or permanent facilities which are used in conjunction with the operation of the RV park.

- G) A master park plan shall be prepared as outlined in Chapter 160 of the Land Development Code.

| 30) BED AND BREAKFAST INNS. (R-24)

Bed and breakfast homestays may be allowed when there is no appearance of commercial activity. The structure must maintain its residential character.

- A) *Parking Requirements:* Two (2) parking spaces for the dwelling, plus one space per guest room must be provided. The parking must be in the rear yard and/or shielded from public view and from the view of adjacent property owners as required by the City Commission.
- B) *Signs:* One sign not to exceed eight (8) square feet may be permitted to identify the establishments in residential zoning districts. The sign must be constructed in sand-blasted wood, ornamental iron, or other materials as approved by the Planning and Zoning Commission. Portable and lighted signs shall not be allowed.
- C) *Exterior Design Standards:* The exterior appearance of the structure shall not be altered from its single-family appearance.
- D) *Guest Rooms:* Guest rooms shall be a minimum of 120 square feet.
- E) *Short Term Lodging:* No bed and breakfast inn shall allow an individual to be a guest for more than thirty (30) days in any calendar year.

- F) *Licensing:* Bed and Breakfasts must receive all required State and local licenses for bed and breakfast inns prior to opening.
- G) *Additional Conditions:* Other conditions that may be deemed necessary by the City Commission to protect the health, safety and welfare of the general public may be imposed.

31) TATTOO PARLOR (CBD)

A special exception may be granted under the following conditions:

A) _____ The proposed site shall be at least two thousand (2,000) feet from any other such use.

32) RETAIL OR WHOLESALE NURSERIES AND GREENHOUSES (GB)

A special exception may be granted under the following conditions:

B) _____ The proposed site shall front on an arterial or collector roadway; and

C) _____ The proposed site shall be a minimum of two (2) acres.

33) FISHING CLUBS AND MARINAS (GB).

A special exception may be granted under the following conditions including but not limited to:

a. _____ Adequate parking and infrastructure must be provided.

b. _____ Additional buffering and special design shall be provided to effectively prevent illumination of adjoining residential areas due to outdoor lighting.

34) BOAT SALES (C-2)

A special exception may be granted under the following conditions including but not limited to:

a. _____ The proposed site shall be at least two thousand (2,000) feet from any other such use;

b. _____ The proposed site shall be a minimum of one (1) acre;

c. _____ The proposed boat sales display area shall be stabilized and maintained; and

d. _____ The proposed site shall front on an arterial or collector roadway.

35) MOBILE HOME SALES (C-2)

A special exception may be granted under the following conditions including but not limited to:

- a. The proposed site shall be at least two thousand (2,000) feet from any other such use;
- b. The proposed site shall be a minimum of one (1) acre;
- c. The proposed mobile home sales display area shall be stabilized and maintained; and
- d. The proposed site shall front on an arterial or collector roadway.

36) MOTOR VEHICLE AND BOAT STORAGE FACILITIES (C-2)

A special exception may be granted under the following conditions including but not limited to:

- a. The proposed site shall be at least two thousand (2,000) feet from any other such use;
- b) The proposed motor vehicle and boat storage area shall be stabilized and maintained;
- D) The proposed site shall front on an arterial or collector roadway; and
- E) The proposed storage area shall be completely enclosed by a six (6) foot high vinyl opaque fence or wall.

37) MOTOR VEHICLE SALES AND MOTOR VEHICLE DEALER SALES (C-2)

A special exception may be granted under the following conditions including but not limited to:

- a. The proposed site shall be at least two thousand (2,000) feet from any other such use;
- b. The proposed site shall be a minimum of one (1) acre;
- c. The proposed vehicle display area shall be stabilized and maintained; and
- E) The proposed site shall front on an arterial or collector roadway.

**CHAPTER 156
MISCELLANEOUS REGULATIONS**

SECTION 156.010: ACCESSORY USES AND STRUCTURES

a) In General.

Specific accessory uses and structures shall comply with the following regulations.

b) Principal Use Required.

Accessory uses and structures shall:

- 1) Be customarily incidental to the principal use established on the same lot;
- 2) Be subordinate to and serve such principal use;
- 3) Be subordinate in area, extent and purpose to such principal use; and
- 4) Contribute to the comfort, convenience or necessity of users of such principal use.

No accessory structure or use shall be permitted on any lot without an established principal use on the same lot within the applicable zoning district.

c) Permit Required.

No accessory structure shall be authorized on any lot without the appropriate building permit.

d) General Provisions.

- 1) Outside storage is generally prohibited, except as permitted herein.
- 2) Signs, fences, walls, parking and loading areas and other such features which are typically located within required yard areas shall comply with the applicable provisions of the Land Development Code for such uses and structures.
- 3) Any specific accessory use or structure which is not addressed within this Chapter shall not be located on any lot.
- 4) Tents shall adhere to the following:
 - A) In addition to the general prohibition set forth in subparagraph (3) above, in no event shall a tent or tent-like structure be used as an accessory structure for any purpose.
 - B) Tents or tent-like structures may, however, be used as a temporary shelter for a specific event of a duration not to exceed ten (10) days if a permit for the erection of tent has been obtained from the City prior to the event. No person, location, or entity may be issued more than one (1) permit hereunder per calendar quarter.

- C) Tents or tent-like structures of less than 120 square feet and used for family recreation shall be exempt from the provisions of this paragraph (4). Likewise, tents or tent-like structures used by a licensed funeral director or funeral home for funerals shall be exempt from the provisions of this paragraph (4).
- D) Any tent or tent-like structure erected in the City as of December 1, 1995 for which a permit has not been issued, and which has not been exempted hereunder, is declared to be in violation of paragraph 156.010(c) and paragraphs 156.010 (d)(3) and (4) and shall be removed no later than January 1, 1996.
- E) For purposes of this paragraph (4), tent or tent-like structure shall mean a shelter or structure of canvas, nylon, or other material, including metal, sustained by poles or other members regardless of whether erected in a temporary or permanent fashion. The term tent or tent-like structure shall not include decorative awnings, carports, outbuildings or similar structures, for which a building permit is issued, and which are erected in conjunction with or connected to another structure.
- F) This paragraph (4) shall not apply to tents or tent-like structures located within Lake Griffin State Park.

e) Size Limitations.

- 1) No enclosed accessory dwelling unit, shall exceed six hundred (600) square feet, or forty (40) percent of the enclosed area of the principal structure, whichever is greater.
- 2) A detached accessory structure, other than a garage or carport, which is less than 250 square feet in area, shall maintain a minimum setback of five (5) feet to the side and rear property line.
- 3) A detached accessory structure, other than a garage or carport, which is greater than 250 square feet in area, shall maintain a minimum side and rear setback equal to that of the principal structure.
- 4) Freestanding garages and carports must maintain a minimum setback of five (5) feet from the side property line and fifteen (15) feet from the rear property line.

f) Outside Storage.

Outside storage of new and used equipment and materials shall be regulated as follows:

- 1) Residential Uses. Outside storage of materials and equipment shall be restricted to the rear yard and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot. This provision shall not apply to the regular parking or storage of licensed and operable motor vehicles, boats, recreational vehicles and other such vehicles which are regulated by other City codes. Specifically prohibited is the outside storage of appliances, unlicensed or inoperable motor vehicles, motor vehicle parts, and equipment and materials used as part of a business conducted off-site.

Recreational vehicles used for living accommodations shall only be allowed within approved recreational vehicle parks pursuant to Section 154.030(d)(6) of this Code. RV's parked within residential areas are prohibited from being used as living accommodations and shall be located behind the front building line.

- 2) Office Uses. Outside storage of equipment or materials shall not be permitted for office uses
- 3) Commercial Uses. Outside storage of equipment and materials shall be permitted for commercial uses as specified below:
 - A) Display of landscape or garden supplies, outdoor recreational equipment, and lawn equipment located in designated areas approved for such display as part of a development plan.
 - B) Display of new and used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles located in designated area approved for such display as part of a development plan.
 - C) Storage of licensed and operable motor vehicles, boats, recreational vehicles and other such vehicles located in designated areas approved for such storage as part of a development plan.
 - D) Display setups of products customarily used out of doors such as pools, spas, lawn furniture, concrete fixtures and other similar items.
 - E) Special sales events and other such uses when permitted by special exception or approved as part of a development plan.
 - F) Storage of licensed and inoperable motor vehicles waiting repair within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than twenty-eight (28) consecutive days.
- 4) Industrial Uses. Outside storage of equipment or materials shall be permitted for industrial uses, when in compliance with the following requirements:
 - A) All storage areas shall be enclosed by an opaque wall, fence, or landscaping of sufficient maturity, density and height to screen such areas from any public right-of-way or adjoining property.

- B) All equipment or materials shall be secured, if necessary, to withstand winds.
- C) Screening shall not be required around storage areas for operable motor vehicles and landscape materials.
- D) No licensed and inoperable motor vehicles shall be stored for a period exceeding twenty-eight (28) consecutive days within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers.

In the event of conflict with Chapter 97 of this Code, nothing in this chapter shall supersede the requirements of Chapter 97 of this Code.

SECTION 156.020: HOME OCCUPATION^{a)}

Intent.

The purpose of this Section is to accomplish the following:

- 1) Permit residents of the City a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
- 2) Protect residential areas from adverse impacts of activities associated with home occupations.
- 3) Establish criteria and development standards for home occupations conducted in residential uses.

b) License Required.

No home occupation shall be permitted without the appropriate occupational license.

c) Permitted Home Occupations¹⁾Office Uses. Professional and business office activities that do not involve clients, customers or employees visiting the premises

- 2)Off-site Sales of customary hobby crafts produced at hobbyist volumes in the home by family members
- 3) Off-site Provision of Services to other homeowners that does not involve the use of tools or machinery in size or numbers beyond that customarily found in a residence of that size.

4) Family Child Care Home. No more than five (5) children including those related to the resident care giver. Child care is provided for a period of less than 24 hours a day on a regular basis

5) Real Estate Sales and brokerage.

d) Prohibited Home Occupations.

- 1) Motor vehicle and boat repair; vehicle customization to include but not be limited to installation of accessories such as lights, sirens, car phones, etc.
 - 2) Beauty and barber shop.
 - 3) Child care center or nursery school with more than five (5) children.
 - 4) Amplified musical instrument instruction.
 - 5) Dance and non-amplified musical instrument instruction (except private tutoring of no more than one (1) student per session).
 - 6) Photography studio.
 - 7) Insurance office.
 - 8) Retail sales (except garage sales).
 - 9) Painting of vehicles, trailers or boats.
 - 10) Upholstering.
 - 11) Welding.
 - 12) Taxidermy.
- e) Restrictions.

Home occupations are permitted as accessory uses in all residential zones and subject to the following restrictions.

- 1) No persons other than members of the family residing on the premises shall be engaged in the home occupation.
- 2) The use of the dwelling for a home occupation shall be clearly incidental and subordinate to its residential use, and there shall be no change in the appearance of the dwelling or outside evidence of non-residential use, except for a maximum one (1) square foot non-illuminated wall sign located adjacent to the main entrance of the structure.
- 3) Any business that involves storage, processes, employees, equipment or any other activity not permitted by this Section shall provide proof of a properly zoned and licensed business location housing those activities.
- 4) No home occupation shall occupy more than twenty (20) percent of the first floor living area of the residence. New construction of additional living area floor space shall not be eligible for this definition for two (2) years after this completion according to the date of the Certificate of Occupancy. No accessory structure shall be used as part of a home occupation, except for the storage of customary homeowner's tools and equipment.

- 5) There shall be no display of products visible in any manner from the outside of the dwelling.
- 6) No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
- 7) There shall be no storage of equipment or supplies associated with the home occupation outside the dwelling.
- 8) No home occupation shall generate traffic on a regular basis greater than that customarily generated by the type of residence involved.
- 9) No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odor detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing in the neighborhood.
- 10) No home occupation shall cause an increase in the use of any one or more public utilities (water, sewer, electricity and garbage collection) so that the combined total use for dwelling and home occupation purposes exceeds the customary average for similar type residences within the City.

SECTION 156.030: FENCES AND WALLS^{a)}

In General.

All fences and walls shall be constructed in compliance with applicable building codes and in accordance with the following dimensional and use regulations.

b) Permit Required.

No fence or wall shall be permitted without the appropriate building permit.

c) General Provisions 1)

Restrictions.

- A) No barbed wire, razor wire or similar material shall be allowed for residential uses. Temporary security fencing may be allowed for construction sites in residential zones.
- B) Barbed wire shall be prohibited for commercial and industrial uses, except when installed at eight (8) foot height or greater.
- C) No electrified fences shall be allowed

d) Height.

1) Height Based on Use.

- A) For residential uses, no permanent fence or wall shall exceed six (6) feet in height in rear or side yards.
- B) For residential uses, no permanent fence or wall shall exceed four (4) feet in height within the front yard.

For commercial and industrial uses, no permanent fences or wall shall exceed ten (10) feet in height unless approved as part of a development plane) Location

- 1) Restriction to Provide Clearance for Visibility
 - A) No permanent fence or wall shall be located within areas required to provide clearance for visibility in accordance with Section 156.060 of this Chapter

f) Exemptions

1) Fencing Exemptions

- A) Customary fencing around tennis courts and other approved recreational amenities shall be exempt from height restrictions
- B) Fences required or installed to provide rear lot screening of residential uses shall be exempt from right-of-way setback requirements. However, such fences shall comply with requirements to provide visibility clearance at intersections as described in Section 156.060 of the Land Development Code

SECTION 156.040: SETBACKa)

In General.

This Section provides for accessory structures to be located within required setback areas. Recorded easements and required landscape buffers shall supersede the minimum dimensions permitted by this Section.

- 1) Front yard setbacks.
An accessory structure, whether attached or detached, enclosed or open, shall maintain the front setback for the principal structure per Chapter 156.

STRUCTURE OR BUILDING FEATURE	SETBACK
Accessory Dwelling Unit	Setbacks of Principal Structure
Carport/Garage, Freestanding (Residential)	15' from rear property line 5' from side property line
Deck, Wood	10' from side and rear property lines
Pool, Swimming, including deck	10' from side and rear property lines
Screen Pool Enclosure	10' from side and rear property lines
Screen Room, Residential	10' from side and rear property

	lines
Storage Building, Residential – less than 250 SF	5' from side and rear property lines
Storage Building, Residential – greater than 250 SF	Setbacks of Principal Structure
Storage Building, Non-residential	10' from side and rear property lines
Tennis Court (Residential)	10' from side and rear property lines

SECTION 156.050: HEIGHT

a) In General.

Unless otherwise described in this Section, the maximum permitted height for any structure shall be as outlined in the Schedule of District Regulations, Chapter 154 of the Land Development Code. 1) Established Height for Specific Structures.

STRUCTURE	MAXIMUM HEIGHT
Carports, Freestanding	20 feet
Storage Buildings Residential Uses	15 feet

SECTION 156.060: VISUAL CLEARANCE

a) In General.

The following areas shall be designed and maintained to allow visibility between three (3) feet and eight (8) feet above grade. Tree trunks trimmed of foliage to eight (8) feet, and newly planted landscape material with immature crown development shall be exempt.

- 1) At the intersection of two public rights-of-way, a triangle described by the intersection of the right-of-way lines extended, and a line joining points on those lines twenty-five (25) feet from said intersection.
- 2) At the intersection of a private driveway and a public right-of-way, a triangle described by the intersection of the edge of the driveway and the right-of-way line, and a line joining points on those lines ten (10) feet from said intersection.
- 3) In the area along all public right-of-way measured five (5) feet perpendicular from said right-of-way.

- 4) In the area along all access driveways measured three (3) feet perpendicular to the edge of the drive.
- 5) In all cases, minimum sight distances necessary to satisfy the requirements of the Manual of Uniform Traffic Control Devices (MUTCD) and FDOT Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways shall be maintained. Additional clear zone areas may be required based on the specific geometry of a particular location.

SECTION 156.070: GARAGE SALES

a) In General.

The term garage sale shall mean operations and activities involved in the isolated promotion and sale of goods by a person other than a merchant.

b) Permit Required.

Any person desiring to conduct a garage sale must receive a permit to do so from City Hall. Any permit issued pursuant to this paragraph shall be good for no more than three (3) consecutive days. Permits shall not be issued to any person, nor for any particular parcel of property within the City, more often than three (3) times each calendar year.

CHAPTER 157

SUBDIVISIONS AND PLATS

SECTION 157.010: TITLE

This Chapter, the terms and provisions contained herein, shall be known as the Subdivision and Platting Ordinance of the City of Fruitland Park, Florida.

SECTION 157.020: APPLICABILITY

The requirements set forth in this Chapter shall be applicable to all portions of the City of Fruitland Park.

SECTION 157.030: PURPOSE AND INTENT

The public health, safety and general welfare of the citizens of Fruitland Park require the harmonious and orderly development of land within the incorporated area of the City. It is the intent of this Chapter for each new subdivision: to conform with minimum standards of subdivision design established by this Chapter, which will result in the development of safe, stable communities and the prevention of unhealthy living environments; to have necessary improvements to avoid such improvement being a burden upon the taxpayers of the community; to have efficient, adequate utilities and services; to have safe, adequate and convenient patterns for the circulation of vehicular and pedestrian traffic; to provide adequate protective flood control and drainage; to have designs and improvements that control pollution and erosion, safeguarding the natural resources of the city; to provide adequate open space, light, solar rights, air, privacy; and recreational area, and to prevent overcrowding of the land and undue congestion of the population; to provide safety from fire, flood, natural disasters and other dangers; to provide reasonable, fair, and uniform application of standards of design and procedures for the subdivision and platting of land; to ensure proper legal descriptions and monumenting of subdivided land; to preserve the natural beauty and topography of the city; and to provide for safe and sanitary sewage disposal, adequate potable water supplies and the protection of groundwater system.

SECTION 157.040: DEFINITIONS

See Chapter 151 of the Land Development Code.

SECTION 157.050: COMPLIANCE REQUIRED; EXEMPTIONS

a) Unlawful Activity.

It shall be unlawful and subject to the penalties provided herein for any person to:

- 1) Create a subdivision without first complying with the provisions of this chapter and filing a plat approved by the City Commission unless exempt under Section 157.050(b).

- 2) Divide property by any means for the purpose of sale or transfer of title unless each of the resulting parcels has at least the minimum area and width requirements prescribed by the zoning regulations and land use plan of Fruitland Park as applied to the lots created, unless exempt under Section 157.050(b) of the Land Development Code.
- 3) Commence the construction of any improvements required under this Chapter without first having obtained a land development permit from the City of Fruitland Park or fail to construct or maintain improvements in accordance with an approved land development permit, plat approval or requirements of this Chapter.
- 4) Create a public or private right-of-way (street) without platting in accordance with the applicable provisions of this Chapter.

b) Exemptions.

The following activities shall be exempt from the provisions of this Chapter, unless otherwise noted:

1) Creation of Building Sites from Lots of Record.

- A) The combination or recombination of all or a portion of previously created parcels of record where the newly created or residual parcels comply with all applicable zoning district dimensional criteria, or where applicable, the regulations governing nonconformities.
- B) The combination or recombination of all or a portion of previously platted parcels of record are exempt where none of the newly created or residual parcels contain less area, width or depth than the smallest of the original parcels of record being combined and no streets of any kind or public easements are created, changed or vacated.

2) Boundary Settlements. Any conveyance between adjoining landowners if:

- A) The purpose of the conveyance is to adjust or settle the common boundary line between adjoining landowners;
- B) The deed of conveyance or other legal instrument states such purpose and is recorded in the official records of Lake County; and
- C) The resulting parcel(s) conform to the applicable zoning district dimensional criteria.

3) Conveyance to Government. Any division of land for the purpose of conveying land to any federal, state or local government entity or agency or public utility, provided such conveyance is accepted by the grantee by an instrument recorded in the public records of Lake County.

4) Minor Subdivisions. A minor subdivision shall be exempt from the review and approval of a plat. A minor subdivision is defined as meeting all of the following criteria:

- A) An overall tract in single ownership is divided into no more than five (5) lots.
 - B) No new streets are proposed or required.
 - C) No dedication of right-of-way, drainage areas, conservation areas or other publicly maintained property is proposed or required.
 - D) All proposed lots meet or exceed the dimensional requirements of the Land Development Code, and required easements for utility, drainage, conservation, or other purposes are delineated for transfer to the City as part of the development order.
 - E) The proposed division is not part of an overall tract previously approved as a minor subdivision.
- F) The request for a minor subdivision must be made on the appropriate form accompanied by the appropriate fee and must include the following information:
- 1) Property owner name, address and legal description of property.
 - 2) Current zoning of subject parcel and whether a rezoning will be required.
 - 3) Size and number of proposed lots.
 - 4) Adjacent street name and classification.
 - 5) Type and square footage of existing buildings on the parcel.
 - 6) Information regarding adjacent right of way or easements.
 - 7) Boundary and improvement survey.
 - 8) Source and location of water and sewer facilities.
- G) The Technical Review Committee (TRC) shall review the request and make a recommendation to the City Commission when the application is complete.
- 5) Lot splits. Applications for a lot split shall be made on the appropriate form accompanied by the appropriate fee. Lot splits shall be reviewed and approved administratively by the Community Development Director or designee. A lot split is a request to divide a lot or tract in such a manner as to make it meet the following criteria:
- A) Only two (2) lots may be created per original parcel.
 - B) Each lot created must have a minimum area of the dimensional criteria as required by the zoning designation under which it is categorized.
 - C) Each proposed lot shall front on a paved private road, or a publically maintained road.
 - D) Flag lots are not allowed.

SECTION 157.060: PROCEDURE AND REQUIREMENTS FOR SUBMITTING AND PROCESSING SUBDIVISION APPLICATIONS

a) Procedure.

All plans for new subdivisions and road rights-of-way must be submitted and processed through the following procedures:

- 1) Pre-Application conference shall be scheduled between applicant and the Technical Review Committee (see Section 157.060(c))
- 2) Concurrency Management (See Chapter 153)
- 3) Submission and approval of a preliminary plan, (See Section 157.060(d))
- 4) Application for and issuance of a land development permit (See Section 157.060(d)(11))
- 5) Submission, approval and recording of final plat (See Section 157.060(d)(20))
- 6) Issuance of certificate of completion (See Section 157.060(d)(19))

b) Validity of a Subdivision not Meeting the Requirements of this Chapter.

No plat of any subdivision shall have any validity until it has been approved in the manner prescribed by this Chapter unless exempted per Section 157.050(b). In the event an unapproved plat is recorded, it shall be considered invalid. No person shall transfer or sell by reference to, exhibition of or by the use of a plan or plat of a subdivision before such plan or plat has final plat approval and is officially recorded according to the terms of this Chapter. The description of any lot by metes and bounds shall not exempt the transaction from the provisions of this Chapter if the transaction would be subject hereto otherwise. The building official shall not issue any permits for new construction on a lot in any subdivision not meeting the requirements of this Chapter unless the subdivision is vested pursuant to Chapter 153 or the lot is a legally created "lot of record."

- 1) The City shall not make any public improvements and shall have no responsibility for the maintenance of streets, drainage facilities or other facilities in subdivisions whose dedications have not been accepted by the City under the terms of this Chapter.
- 2) No changes, erasures, modifications or revisions shall be made on any final plat after approval and signature thereof unless said plat is first resubmitted and reapproved under the provisions of this Chapter.
- 3) Plats shall not contain any reference to any possible reversion of any interest in real property that has been the subject of public or private dedication on a plat.

c) Pre-Application Conference.

It is required that a pre-application conference be held with the Technical Review Committee by the developer or the developer's representatives, in order to verify the steps necessary for application and review and discuss potential issues regarding the proposed subdivision. Comments made during the pre-application conference are totally non-binding on the formal review of the preliminary plat.

- 1) Scheduling. Arrangements for the pre-application conference are to be made through the Community Development Department.
- 2) Items Required. The applicant shall submit one (1) hard copy along with one (1) electronic copy of the preliminary sketch plans of the proposed subdivision. A general description of the proposed subdivision must be noted including the number of lots to be created, the approximate size and width of lots, approximate building size, type and use, proposed phases of development, existing zoning and comprehensive land use classification of the project site and adjacent sites. Approximate building size, type and use, proposed phases of development, existing zoning and comprehensive land use classification of the subject site and adjacent sites.

d) Preliminary Plat Application and Review.

Application for preliminary plat approval shall be made to the Community Development Department utilizing the form provided by the Department for that purpose, and accompanied by the appropriate review fee. Plans shall be prepared according to the standards of the Land Development Code.

Owners and/or developers submitting applications for preliminary plat approval to the City following the effective date of this Ordinance 2007-028 (September 13, 2007) shall be required to provide adequate design that creates interconnectivity between adjacent subdivisions and undeveloped parcels which will promote vehicular and pedestrian connection to the greatest extent possible.

1) Review of application materials.

Within two (2) working days of the receipt of an application, the Department shall determine whether the submittal is complete. Incomplete submittals shall be returned to the applicant with the deficiencies noted in writing. Re-submittal of a rejected plan shall be accomplished within ninety (90) days or it shall be considered as a new application.

2) Initiation of development review.

When an application is determined to be complete, it shall be scheduled for the next Technical Review Committee (TRC) meeting.

3) Preliminary Plan.

The following information shall be shown on or enclosed with the plans submitted for approval. The subdivision preliminary plan itself shall be drawn at a scale of no smaller than one (1) inch equal to one hundred (100) feet.

- A) Subdivision name, date, north arrow, and the property's legal description, boundary, boundary dimensions, and area in acres.
- B) Name and address of owner, surveyor, engineer, and any other professional consultants involved with the generation of the plan information. If the property is owned by a corporation or company, the name and address of its president and secretary, and state of incorporation shall be given.
- C) A vicinity map at a scale of one (1) inch equal to four hundred (400) feet showing the zoning of the area and the relationship of the proposed subdivision to the surrounding development.
- D) Proposed streets, common areas, drainage areas, conservation areas, lot lines and their dimensions. Proposed street names and lot numbers to be submitted to Lake County Office of Public Safety per City Interlocal Agreement.
- E) Acreage in lots, drainage areas, common areas and other uses; and the minimum lot size, average lot size and total number of lots.
- F) Existing topography using one (1) foot contours based upon National Geodetic Vertical datum, and delineation of Flood Insurance Rate Map flood zones. All development located partially within or wholly within the Special Flood Hazard Area must be completed in accordance with Section 161.090.
- G) Environmental assessment showing all wetlands, delineation of wooded areas and vegetative communities and tree survey showing all specimen trees. See Chapter 165.
- H) All existing buildings, utilities, roads, easements or other improvements on the property, and all roads and lot lines within one hundred fifty (150) feet of the property boundary.
- I) A soils report delineating the soils existing on the site to be developed.
- J) A list of all jurisdictional agency permits required for the development of the subdivision.
- K) Proposed stormwater management plan and drainage control facilities and general grading plan.
- L) Utility sources, distribution and collection lines, if available, (including but not limited to water, sewer, electricity, cable television and telephone).

M) Proposed locations of streetlights, sidewalks and multi-modal paths, if any.

N) Maximum building heights, anticipated phasing plan and gross density.

O) Location of all signs per Chapter 163.

P) Traffic Study/Traffic Statement. The traffic study shall follow the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System Traffic Impact Study Methodology Guidelines Document for Lake County.

Q) Any other information deemed pertinent by the Technical Review Committee, Planning and Zoning Board or City Commission.

4) Review Process.

A) *The Technical Review Committee (TRC).*

All applications shall be reviewed by the TRC, and members comments shall be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than five (5) working days after the meeting. The TRC staff shall make staff recommendations to the Planning and Zoning Board.

B) *City Commission Approval.*

The City Commission shall consider the preliminary plan at a regularly scheduled meeting and determine if the submittal meets the requirements of this code. The applicant or applicant's authorized agent shall be present at the meeting for consideration by the City Commission. Upon consideration of the comments of the TRC staff, and the public the Commission shall take one of the following actions:

- i) Table the consideration of the project until the next regularly scheduled meeting to allow for the resolution of any outstanding issues.
- ii) Disapprove the preliminary plan.
- iii) Approve the preliminary plan.
- iv) Approve the preliminary plan with conditions.

5) Time Limit.

The preliminary plan approval shall be valid for a period of twenty-four (24) months from the date it is approved by the City Commission. If the applicant has not obtained a land development permit and initiated construction or has not been granted an extension of time by the City

Commission within twenty-four (24) months of approval, the preliminary plan approval shall lapse and be considered void. A preliminary plan approval time limit is valid as long as the project maintains an active land development permit.

Notwithstanding these limitations, an applicant may intentionally phase a project with specific development timeframes. Development phasing may not cover a period exceeding 20 years. Commencement of construction must begin within 30 months of completion and inspection of the previous phase. Preliminary plat approval will lapse if the approved phase timeframes are exceeded, unless otherwise extended by the City Commission as provided for in Section 157.060(d)(6) below.

6) Extensions.

A request for an extension of the preliminary plan approval may be submitted to the Community Development Director or designee any time prior to expiration of the preliminary plan. No request for extension of preliminary plan approval will be accepted after the preliminary plat approval has lapsed or phasing schedule exceeded. The applicant may, however, reapply for preliminary plan approval under the provisions of the Land Development Code.

- A) Extension requests shall be accompanied by a completed extension request form, furnished by the Department.
- B) The Community Development Director or designee shall schedule the request on the regularly scheduled City Commission agenda. The City Commission decision shall be final.

7) Phasing.

Subdivision projects may be phased. Phasing, if proposed, shall be shown on the preliminary plan and may be modified as allowed in Section 157.060(d)(8) of the Land Development Code.

- A) Phasing shall be arranged and designed in such a manner that at any point in a project's development, the initial phase or any successive groups of phases shall be able to "stand alone," meeting all applicable standards set forth and referenced in the Land Development Code.
- B) The initial phase and any successive groups of phases shall be able to "stand alone" and function adequately in regards to required improvements, infrastructure, facilities, and in relation to all project conditions so as to be independent from any future phase or phases and improvements or areas contained therein.

8) Modifications.

Minor modifications to approved preliminary plans may occur between preliminary and final plat approvals. Modifications to roadway layout, phasing, lot configuration will require administrative approval as provided

in Chapter 152. Modifications that require a change in the number of lots or a change in the area to be platted will require re-approval of the preliminary plat and must comply with the requirements and procedures of this Section.

9) Land Development Prior to Land Development Permit Prohibited.

No construction, with the exception of test facilities and minor clearing of underbrush and clearing activities permitted pursuant to a valid land clearing permit, may begin until a land development permit has been issued by the City of Fruitland Park.

Procedure. After TRC approval of the preliminary plat, (at the time the preliminary plat is scheduled for City Commission consideration and approval), an applicant may apply for a land development permit and follow either of the procedures identified in Section 157.060(d)(10) or Section 157.060(d)(10)(a) of the Land Development Code. No construction may commence until the applicant obtains a land development permit, pursuant to Section 157.060(d)(11) of the Land Development Code. The City Manager or designee is hereby authorized to waive, in writing, the requirement for a land development permit, where no improvements delineated in Section 157.070 are required or where required improvement(s) can be provided via another application and review process.

10) Construction before Final Plat Approval.

The applicant shall submit to the Community Development Director or designee construction plans and specifications as required in Section 157.060(d)(11) of the Land Development Code together with a request for a land development permit. A copy of the deed and letter of authorization from owner if different from the applicant shall accompany the request. Upon issuance of a land development permit, construction may commence. The improvements required by the preliminary plan approval shall be completed prior to final plat approval, as specified in the issued land development permit.

A Certificate of Concurrency covering the area to be platted must be obtained prior to the issuance of a land development permit. (See Chapter 153, "Concurrency Management").

Construction after Final Plat Approval. Upon issuance of a land development permit, an applicant may apply for final plat approval, contracting with the City to construct the improvements required in the land development permit. The contract and corresponding security as specified in Section 157.100 of the Land Development Code shall be required for the performance and maintenance of all improvements which are to be constructed after final plat approval.

11) Plans and Specifications Required for Land Development Permit.

The applicant shall furnish to the Community Development Director or designee the construction plans and specifications designed in accordance

with the approved preliminary plat and the requirements of the Land Development Code for the construction of improvements. The applicant shall also furnish a complete land development permit application form as furnished by the Community Development Department and shall submit the review fee established by the City Commission. The applicant must have obtained and shall submit copies of all jurisdictional agency permits, and all utility permits and franchises required by the utility provider, prior to the issuance of a land development permit. All construction plans and specifications must be prepared, signed and sealed by a professional engineer who is registered in the State of Florida. Engineering calculations and tests in support of any of the proposed plans and specifications may be required. The drawings and required information shall be so complete that review and analysis can be made from them without research of any outside data. The plans shall be submitted on twenty-four inch by thirty-six inch (24"x36") sheets unless another size is approved by the Community Development Director or designee, and shall contain, but shall not be limited to:

- A) A cover sheet, including a location map;
- B) Complete details including water, sewer and storm drainage system. The proposed general location of wells and septic tanks shall be in conformity with the requirements of the Lake County Health Department and all state and local ordinances;
- C) A copy of the SJRWMD permit and a copy of the master stormwater management and flood protection plan submitted and approved by SJRWMD;
- D) Roadway typical sections and summary of quantities for all construction work;
- E) Cross Sections as needed to show site grading, walls, retention ponds;
- F) Copy of all local, state, and federal permits as required for development;
- G) Construction details showing compliance with City standards or alternate design as approved by the City Engineer or City Public Works Director;
- H) Roadway profile sheets, showing roadway grades, slopes, vertical curve and utilities;
- I) Benchmark based on 1988 North American Vertical Data (N. A.V.D.) with topography at 1' contour intervals shown on a certified boundary survey of the project. Two (2) benchmarks required.
- J) Soil analysis, showing the location and results of test borings of the subsurface condition of the tract to be developed. Soil conservation service information may be used when available and deemed adequate by the City.

- K) The plans shall contain the special conditions and specifications pertaining to the subdivision in note form on the plans, such as:
- i) Required compliance to the subdivision requirements;
 - ii) Where applicable, required compliance with state standards as currently adopted and in use;
 - iii) Minimum standards for materials;
 - iv) Test requirements for stabilization, base and backfill;
 - v) Source of water and sewer services;
 - vi) Traffic-control devices and pavement markings.
 - vii) The plan and profile of each proposed street and improvement to existing streets such as deceleration or turn lanes (including the existing ground surfaces and proposed street grade surfaces including extensions for a distance of fifty (50) feet beyond the tract boundary) with tentative finished grades indicated, and lot grading plan and including easement work, clearing and grubbing, and structural details of facilities of right-of-way.
 - viii) A typical cross-section of each type of proposed street or bikeway, showing the width of pavement. The location and width of sidewalks, where required, and right-of-way.
 - ix) Proposed erosion control facilities and the limits of earthwork construction, both as to final construction and for protection during construction.
 - x) Plans for street lighting, landscaping, parks, recreational areas and parking area. The plans shall be applicable approvals of all governmental agencies which are affected by the construction and have jurisdiction.
 - xi) Projects engineered by more than one firm shall be coordinated by a single engineering firm or an engineer of record appointed by the developer.
 - xii) A certificate from a surveyor registered in the State of Florida that a concrete permanent reference marker has been located in the public right-of-way at a corner point of the subdivision near the entrance way of the proposed subdivision. The permanent reference marker shall be identified on the plat of the subdivision and shall be used to establish a primary benchmark for all improvements in the subdivision.

xiii) Where the design of the subdivision includes man-made canals or waterways, plans of the proposed construction will be included and shall indicate:

^aAll bulkhead lines;

^bDetailed cross-sections showing existing and proposed depths;

^cLocation of hard pan, muck or other unique soil conditions; and

^dDetails of bulkhead construction.

xiv) Proof of Certificate of Concurrency.

12) Review.

A) Within five (5) working days of receipt of said plans and specifications, the Community Development Department will check the plans and specifications for completeness, maintain one copy of the plans for the project file, and forward the remainder to the appropriate department for review.

B) Within fifteen (15) working days after receipt of such plans and specifications, the applicable departments shall submit their comments and recommendations to the Community Development Director or designee. The applicant will be advised in writing by the Community Development Director or designee of all applicable departmental comments within thirty (30) working days from the date of application submittal.

13) Approval of Plans and Specifications.

After the applicant has adequately addressed all departmental comments and has submitted to the City revised documents in accordance with departmental comments and has submitted copies of all required jurisdictional agency permits, the City shall, within ten (10) working days, approve or disapprove, the construction plans and specifications and issue a land development permit. Prior to disapproving any permits, the Community Development Director or designee shall provide to the applicant a second set of comments.

14) Appeals.

Appeals of decisions from the Community Development Director may be made to the City Commission. The Community Development Director shall schedule the meeting. The City Commission can overturn the appeal only if the application is found to meet all requirements of the City standards.

15) Modifications.

Minor modifications to approved preliminary plans may occur after the issuance of a land development permit, subject to approval by the Technical Review Committee. Any revisions to layout of the preliminary plat are subject to the provisions of Section 157.060(d)(8) "Modifications."

16) Term of Permit.

A land development permit issued under this section shall be void if construction does not commence within one hundred eighty (180) days and shall expire eighteen (18) months from the date of its issuance, regardless of whether or not the work is complete, unless the City Commission grants an extension of time, in response to the applicants written request for such an extension.

17) Inspections.

The City Engineer, City Public Works Director, or their representatives, shall have the right to inspect the project for the purpose of ensuring that all improvements are being constructed in conformance with the provisions of the Land Development Code, and approved preliminary plat, and land development permit. All required data, tests and reports specified in the Land Development Code shall be submitted and approved by the City Engineer prior to acceptance or final approval of improvements. Required installation of subsurface construction such as water and sewer lines, public utilities, traffic control devices and storm drainage shall be completed prior to compaction of subgrade and road construction.

Reasonable tests will be required by the City Engineer, provided to the City at the expense of the applicant by a testing laboratory approved by the City Engineer. Such tests shall include, but not be limited to, compaction tests for subgrade, base and asphalt, material specifications tests to assure adherence to specifications of base, soil cement, asphaltic concrete, Portland cement concrete, drainage pipe and other materials, sanitary sewer pipe, water lines and materials and tests of other such materials and procedures as may be required to assure the construction is according to the plans and specifications approved by the land development permit.

18) Notification.

The Community Development Director or designee shall be notified, in writing of the commencement and completion of the following items of construction so that an immediate inspection can be performed to ensure conformance with said approved construction plans and specifications and the requirements of the Land Development Code. If the City notifies the developer that no City inspector is available to inspect within 48 hours of an inspection request, and if a delay in the inspection would cause a delay in the project, then this requirement may be met by submission of a certificate from the engineer of record that all construction was completed in accordance with the land development permit:

- A) Waterlines and sanitary sewer lines prior to backfilling
- B) Stabilized subgrade
- C) Curb and concrete work
- D) Roadway base
- E) Surface course
- F) Permanent reference monuments and permanent control points
- G) Storm sewer

Failure to notify the City of the commencement and completion of the construction of said items shall be good cause to refuse to issue a certificate of completion until such further investigation is conducted to verify compliance with the land development permit.

19) *Final Inspection; Certificate of Completion.*

Upon completion of construction of the improvements, the applicant shall provide the Community Development Director or designee with the following:

- A) A certified letter stipulating that construction of the improvements has been completed and requesting final inspection and approval.
- B) The testing reports and certificates of compliance from material suppliers.
- C) One (1) set and one (1) electronic copy of as-built construction plans and itemized list of cost estimates or construction contract amounts.
- D) Documents from a registered engineer with his seal affixed certifying that the improvements have been constructed in conformity with the land development permit and the provisions of the Land Development Code.
- E) A document from the utility provider approving all utility installations.
- F) Release of liens and affidavit that all liens are released on all improvements required by the Land Development Code. Upon receipt of the above items, the City Engineer and Public Works Director shall review said data and make a final inspection of the constructed improvements and shall notify the applicant of any items of noncompliance with the approved construction plans and specifications. A certification of completion shall be issued by the Community Development Director or designee when all

improvements are completed in conformity with the approved design. This certificate shall release the construction surety.

20) Final Plat.

The approved final plat is the official record of the subdivision to be filed with the City Clerk and a copy shall be submitted to the Community Development Department. It is verification that the subdivided land has been developed substantially in accordance with the approved preliminary plat or that a bond has been posted which will secure the development as specified in the final plat. The final plat must be approved by the City Commission and recorded in the Public Records of Lake County prior to the developer selling any lot or parcel.

A) *Procedure.* No final plat application shall be approved prior to the issuance of a land development permit. The plat shall be accompanied by:

- i) A complete final plat application furnished by the Community Development Department;
- ii) The appropriate filing fee and application;
- iii) A certificate of concurrency covering the area to be platted;
- iv) When required in conjunction with a construction contract or maintenance agreement, a certified cost estimate (EXHIBIT) shall be prepared by the developer's engineer and shall include the cost of surveying, engineering and construction of all required improvements. The actual contract price(s) may be substituted for the engineer's cost estimate;
- v) Appropriate security for required improvement as specified in the Land Development Code unless a certificate of completion has been issued by the City Engineer;
- vi) One (1) copy and (1) electronic copy of the final plat drawing showing the required information and certifications;
- vii) Security for maintenance of improvements meeting the requirements of the Land Development Code when a certificate of completion has been issued; and improvements are dedicated to the City;
- viii) A copy of the property owner's association documents which accept the responsibility for maintenance of all private streets, rights-of-way, easements, recreation areas, stormwater management facilities or other improvements;
- ix) A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant;

- x) All applicable informational requirements of the Land Development Code.
- xi) The Community Development Director or designee shall determine whether or not an application is complete and can be routed for interdepartmental review. No incomplete application shall be routed for review.
- xii) Current opinion of title prepared by a Florida attorney-at-law or title policy. Less than 30 days at time of submittal.

21) Format of Drawings. The final plat shall be:

- A) Prepared by a land surveyor registered and licensed in the State of Florida;
- B) On sheets twenty-four (24) inches by thirty-six (36) inches with one-half inch margin on three sides and a three inch margin on the left side for binding;
- C) To a scale of one inch represents one hundred (100) feet;
- D) Clearly drawn or printed with permanent black drawing ink;
- E) On linen tracing cloth or stable base film a minimum of 0.003 inches thick coated upon completion with plastic material or a nonadhered scaled print on a stable base film made by photographic processes to ensure permanency; and
- F) Printed with lettering no smaller than $\frac{1}{8}$ ", with a commensurate letter-line width.

22) Information Required. (All information as required in Chapter 177.091, F.S.). The final plat shall contain:

- A) A title block;
- B) The name of the proposed subdivision which shall not duplicate nor closely approximate the name of any other existing subdivision in the City. If the plat is an addition to an existing subdivision, it shall bear the same name as the existing subdivision. For planned developments, plats shall contain "PUD" within the title;
- C) The name of the city, county and state;
- D) The legal description;
- E) The date of preparation of the final plat and of any revisions;
- F) A prominent "north arrow" on each sheet showing any portion of the subdivided lands; also, the reference bearing or azimuth in the notes or legend;

- G) The scale stated and graphically illustrated on each sheet;
- H) An index sheet on page one showing the entire subdivision and indexing the area shown on succeeding sheets. Each sheet must show the particular number of the sheet and the total number of sheets as well as clearly labeled match lines;
- I) The point of beginning shown together with the letters P.O.B. in bold letters when a point of beginning is used in the legal description;
- J) The initial point in the description shall be accurately tied to the nearest section corner, quarter section corner or government lot corner, and a certified corner record must be submitted to the Department of Natural Resources for such corner in accordance with Florida Statutes Section 177, part III;
- K) Boundary lines of the subdivided tract shown as a heavy line;
- L) All adjacent property identified by the subdivision name, plat book and page number; if not platted, so state;
- M) County and City limit lines within or abutting the tract;
- N) Permanent reference monuments and permanent control point locations as prescribed in Chapter 177, Florida Statutes, and installed prior to submission of final plat;
- O) Survey data including all pertinent dimensions;
- P) Lot and block identification. Each lot and each block shall be identified;
- Q) Street names;
- R) The location and width of all existing or recorded streets intersecting or contiguous to the boundary of the plat by bearing and distances;
- S) "Not included" parcels to be labeled "not a part of this plat";
- T) The intended use of all reserved areas shall be shown on the plat;
- U) All areas within the plat boundaries labeled as either lots, right-of-way, or tracts. The use and maintenance responsibilities of all tracts shall be noted on the plat;
- V) All easements including limited access easements shall be graphically depicted and dimensioned;
- W) The following statements shall be noted on the plat in a prominent place:

"Notice: No construction, trees or shrubs will be placed in easements or rights-of-way without the City of Fruitland Park approval," and

"Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Lake County";

- X) A three inch by five inch space in the upper right hand corner of each sheet to be used by the Clerk of the Circuit Court for recording information. The following shall be depicted:

PLAT BOOK: _____

PAGE: _____

- Y) No strip or parcel of land reserved by the owner unless it is of sufficient size to be of some particular use or service or is environmentally sensitive land;
- Z) The boundary of the final plat having a mathematical error of closure not greater than .01 foot. Any plat undertaking to establish a local tidal datum and determine the location of the mean high water line or mean low water line shall comply with the notification requirements of Florida Statutes Section 177.37.

23) Covenants, Restrictions, Reservations.

- A) All covenants, restrictions or reservations placed by the developer or required by the City shall appear on the final plat or be established by separate recorded document, which documents shall be submitted to the City with the final plat. If done by separate document, the public record location of such documents shall be indicated beneath the subdivision name as follows: "Covenants, restrictions, or reservations affecting the ownership or use of the property shown in this plat are filed in Official Record Book No. _____, page _____."
- B) When deemed necessary by the City's utilities department to ensure the proper future expansion of utilities services, a covenant document shall be filed with the plat that indicated the following statement: "In the future, when a potable water distribution and/or wastewater collection system becomes available to service the subdivision, service improvements and connection shall be made by the homeowner's association or by the property owners." All deeds conveying properties within the subdivision shall reference the covenant document.

24) Certification.

The final plat shall contain on the face or first page the following certifications, dedications and approvals, all executed and acknowledged as required by law, in the forms set forth below:

- A) *Dedications.*

The purpose of all reserved areas shown or referred to on the plat and of the improvements defined in the dedication. All areas reserved for use by the residents of the subdivision and all areas or facilities intended for public use, shall be specifically dedicated by the owner of the land at the time the plat is recorded. All streets, rights-of-way, easements, recreation facilities designed to serve more than one property owner shall be dedicated to the City or to a private property owner's association at the City's discretion in a manner that will ensure access to and use by present and future owners of the properties to be served. Where private dedications are involved, ownership and maintenance association documents shall be submitted with the final plat. The dedication shall clearly dedicate the private facilities to the association without recourse to the City or any other public agency. All dedicated to one entity and clearly identifiable. All dedications shall be in the following forms or as approved by the City Attorney:

**CERTIFICATE OF DEDICATION
(Corporate)**

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that (exact corporate name), a (state) corporation, fee simple owner of the land described and platted herein, as (exact name of subdivision), being in the City of Fruitland Park, Lake County, Florida, have caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:

**CERTIFICATE OF DEDICATION
(Individual)**

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that (exact owner's name), fee simple owner of the land described and platted herein, as (exact name of subdivision), being in the City of Fruitland Park, Lake County, Florida, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:

(SELECT AS APPROPRIATE):

- B) *Streets and Right-of-ways.* (For public streets)

All streets and rights-of-way shown on this plat (name specifically if less than all) are hereby dedicated in perpetuity to the City of Fruitland Park for the use and benefit of the public for proper purposes.

- i) ***Private Streets.***

All streets and rights-of-way shown on this plat (name specifically if less than all) are hereby declared to be and shall remain private. They are dedicated for the use and benefit of the owners and residents of this subdivision, and shall be of the perpetual maintenance obligation of the (state exact legal name of maintenance entity). All public authorities, including but not limited to police, fire, ambulance, and utility providers shall have the right to use the streets in the course of performing their respective duties. The City of Fruitland Park shall have no responsibility, duty or liability whatsoever regarding such streets.

ii) ***Utility Easements.***

The utility easements shown are dedicated in perpetuity to the City of Fruitland Park for the construction, installation, maintenance and operation of utilities by any utility provider, including cable television services, in compliance with such ordinances and regulations as may be adopted from time to time by the City Commission of Fruitland Park.

iii) ***Drainage and Stormwater Management Easements.***

The drainage easements and stormwater management tracts or easements as shown are dedicated in perpetuity for construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of the (give exact name of maintenance entity). Front yard drainage easements are subject to the right of each lot to have a driveway for ingress/egress as approved by the City.

iv) ***Park and Recreation Areas.***

The park and recreation areas as shown are dedicated in perpetuity for the (exclusive use and enjoyment of the public) and shall be the perpetual maintenance obligation of (give exact name of maintenance entity, if private) (City of Fruitland Park).

v) ***Limited Access Easements.***

The limited access easements as shown are dedicated in perpetuity to the City of Fruitland Park for the purposes of control and jurisdiction over access rights.

vi) ***Conservation Easements.***

Conservation easements as shown are dedicated in perpetuity to the City of Fruitland Park or the appropriate agency for the purpose of preservation of environmentally sensitive areas.

(ADD APPROPRIATE CONCLUSION):

(Corporate)

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, ____.

(FULL CORPORATE NAME), a corporation of the State of _____, By: _____ (Signature of president or vice president or chief executive

(Individual)

IN WITNESS WHEREOF, (I) (we), (name(s)), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, ____.

WITNESSES:

(Typed Name) (Signature)

(ADD ACKNOWLEDGEMENT OF THOSE EXECUTING THE DEDICATION)

25) Joinder and Consent to Dedication by Mortgagor or Other Party in Interest.

MORTGAGOR'S CONSENT

STATE OF _____
COUNTY OF _____

The undersigned hereby certified that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s) or other encumbrance(s) which (is) (are) recorded in Official Record Book _____ at page(s) _____ of the public records of Lake County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, (I) (we), _____ do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, ____.

WITNESS

MORTGAGOR

_____ (Signature) _____ (Signature)
_____ (Typed name) _____ (Typed name)

ADD ACKNOWLEDGMENT OF THOSE EXECUTING MORTGAGOR'S CONSENT

NOTE: In accordance with Florida Statutes, Section 177.081, this joinder may be executed by a separate instrument joining in and ratifying the plat and all dedications thereon. If this means of joinder is used, such fact must be stated on the plat together with a reference to the location in the public records of such separate instrument.

26) Certificate of Title.

A title certification shall appear on the face or first page of each plat and shall state:

- A) The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
- B) That all taxes have been paid on said property as required by Section 197.192, Florida Statutes, as amended; and
- C) The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The City reserves the right to require that the title certification be brought current at the time of final plat approval.

27) Certification of Surveyor. The plat shall contain:

- A) The signature, registration number and official seal of the land surveyor certifying the survey data compiled and shown on the plat complies with all of the requirements of Chapter 177, Florida Statutes, as amended, chapter in the following forms:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct presentation of the lands therein described and platted or subdivided; that permanent

reference monuments have been placed and each P.C.P. will be set as shown thereon as required by Chapter 177, Florida Statutes and Subdivisions and Platting, Chapter ____; and that said land is located in Fruitland Park, Florida.

Dated _____ Registration No. _____;

- B) A statement that permanent reference monuments, "P.R.M.", have been set in compliance with Chapter 177, Florida Statutes, as amended; and
- C) Each P.C.P. will be set under the direction and supervision of the surveyor within one year from the date the plat was recorded. When required improvements have been completed prior to the recording of a plat, the certification shall state that each P.C.P. has been set in compliance with the laws of the State of Florida and ordinances of Fruitland Park. When plats are recorded and improvements are to be accomplished under surety posted as provided for by this ordinance, the required improvements and surety shall include each P.C.P. In this case the certification will state that each P.C.P. will be set and the surveyor will file an affidavit of record when set in place.

28) Certificate of Approval by the City Commission.

The plat shall contain the approval and signature block for the City Commission and the acknowledgment and signature block of the Clerk of Circuit Court and the City Attorney. In the event the plat contains dedications to the City, this certificate shall also indicate whether the City accepts in whole or in part the dedications made. The following form is acceptable:

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the City Commission of Fruitland Park, Florida. (Address acceptance of dedications in whole or in part, as appropriate).

Mayor

Attest:

City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

City Attorney

29) Certificate of Approval by the Planning & Zoning Board.

The final plat shall contain the approval and signature of the Planning and Zoning Board Chairman in the following form:

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

Examined and Approved _____ Date _____

30) Clerk's Certification.

State of Florida
County of Lake

I, Clerk of the Circuit Court of Lake County, Florida, do hereby certify that I have examined this plat of _____ subdivision and that it complies with all the requirements of Chapter 177 of the Laws of Florida. This plat filed for record this ____ day of _____, _____, and recorded on Page ____ of Plat Book ____ in the office of the Clerk of Circuit Court of Lake County, Florida.

By: _____
Clerk of Circuit Court, Lake County, Florida.

31) Instrument Prepared By.

The name and address of the natural person who prepared the plat shall be contained on the plat. The name and address shall be in statement form consisting of the words, "This instrument was prepared by (name), (address)."

32) Signatures.

All signatures required shall be originals on the final plat and shall be made in permanent black ink.

c) Review of Final Plat Documents.

The Community Development Director or designee shall schedule all applications for review by the TRC, in the same manner as stated in Section 157.069(d)(4) of the Land Development Code. The City Attorney must review mylars prior to scheduling the Final Plat for the City Commission agenda.

d) Approval by City Commission.

Upon completion of City staff review, the final plat and application along with recommendations shall be forwarded to the City Commission for review and consideration of approval. The City Commission shall determine whether the final plat is in substantial conformity with the preliminary plan and meets all the requirements of the laws, rules and regulations of the City of Fruitland Park and

after consideration shall approve, postpone for future consideration, approve subject to specified conditions or disapprove for stated reasons.

In rejecting any final plat, the City Commission shall provide reasons for such action and recommendation making reference to specific sections in the Land Development Code and Florida Statutes, Chapter 177 or applicable City policy established by the Commission. The Community Development Director shall send a copy of such reasons to the developer within ten (10) working days following the Commission meeting. The subdivider may comply with the recommendations made by the City Commission and resubmit the final plat to the Community Development Department for processing as prescribed above. The City Commission shall indicate approval on the final plat by signature of the Mayor.

e) Recording.

The final plat shall be recorded by the developer in the Circuit Court of Lake County, and two (2) certified copies delivered to the City Clerk. After recording, the developer may sell lots.

f) Acceptance of Public Improvements.

Approval of said final plat shall constitute acceptance by the City of all public areas or improvements dedicated to the City of Fruitland Park according to the terms set out in the acceptance block.

- 1) The owner shall be required to maintain the accepted improvements in good condition for a period of two (2) years from the date of final plat approval or one year from the date that a certificate of completion is issued by the Community Development Director or designee, whichever is later. At the end of the two year period, the improvements shall be such condition that they meet the requirements of the Land Development Code as it existed at the time of approval of the final plat.
- 2) The City accepts no obligation to perform any act of construction or maintenance except when the obligation is voluntarily and expressly assumed by the City.
- 3) The City shall withhold all public improvements, including the maintenance of streets, from all subdivisions which have not been accepted in the manner herein provided.
- 4) No changes, erasures, modifications or revisions shall be made in any final plat after approval unless the plat is first resubmitted for approval.
- 5) There shall be no reference to any possible reversion of any property in the dedication of a plat.
- 6) The developer shall pay all costs of public improvements and certify that they have been paid at the time of dedication or at the time of issuance of a certificate of completion.

- 7) All mortgagors or others having a lien on the land shall join in or ratify the plat and all dedications thereon executed.
- 8) The City will accept no obligation to repair or maintain navigable canals, waterways or bulkheads. Waterways and canals must be dedicated to and accepted by a property owner's association. Bulkheads that abut private or public streets must also be accepted for maintenance and repair by the property owner's association.

g) Plat Vacation Requests.

Plat vacation requests shall be made through the City Manager or designee on applications furnished by the City. A filing fee established by the City Commission shall accompany any request. The request will be reviewed by the Technical Review Committee (TRC) as scheduled by the City Manager. The request will be scheduled for consideration by the City Commission in accordance with Florida Statutes Chapter 177.101, which governs plat vacations.

h) Right-of-Way Vacation Request.

Right-of-way vacation requests are made through the Building Department on applications furnished by that department. A filing fee established by the City Commission shall accompany any request. The request shall be reviewed by the Technical Review Committee (TRC) as scheduled by the City Manager. Once the applicant has adequately addressed all TRC comments, the vacation request will be scheduled for consideration by the Planning and Zoning Board and the City Commission in accordance with the Florida Statutes, Chapter 336, which governs right-of-way vacations.

SECTION 157.070: IMPROVEMENTS REQUIRED.

All subdivisions shall provide improvements required in this Chapter. The requirements and standards of this Chapter shall be considered as the minimum required to meet the intent of the Land Development Code. Each subdivision shall contain the following improvements designed and constructed to conform to the requirements and specifications in the applicable laws of the City of Fruitland Park and the State of Florida, the zoning district or other land development regulations applicable to the subdivision.

- 1) Streets, easements, access easements and rights-of-way;
- 2) Utility systems, water, sewer, and power;
- 3) Erosion control provisions;
- 4) Stormwater and floodwater management system, filling and drainage as necessary;
- 5) Street signs and traffic control markings and signs;
- 6) Permanent control points, Permanent Reference Markers, and Lot Corners;

- 7) Tree and vegetation protection, conservation areas for environmentally sensitive areas and buffering areas;
- 8) Bikeways, sidewalks and alleys;
- 9) Fire hydrants, street lights;
- 10) Parks and recreational areas and facilities;
- 11) Bridges and culverts when necessary and curbing;
- 12) Transportation system improvements (off-site and on-site) and emergency access; and
- 13) Other provisions as may be required by the Land Development Code.

SECTION 157.080: DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS.

The purpose of this Section is to provide standards for the construction of transportation, street, roadway and stormwater management improvements within the City.

a) Roadway and Street Construction.

All subdivisions shall construct a system of roadways and streets to provide access to proposed lots and for the through traffic needs of the project and area. In addition, any unpaved streets which provide access to the subdivision shall be improved as required in this Section. Unless otherwise indicated in these regulations, construction shall comply with the latest edition of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction. The City Manager or Designee shall make the interpretation of these specifications in cases where they are unclear or where there is a conflict due to a difference in understanding of the intent of the specifications.

1) Layout.

Streets shall be laid out in consideration of topographic conditions, existing and previously approved streets, proposed roads as reflected in the Comprehensive Plan, the traffic needs for surrounding land uses, and overall traffic safety. The layout shall specifically be designed as follows:

- A) Existing streets ending at the project boundary shall be outlined into the project, if otherwise permitted by the Land Development Code.
- B) Proposed streets shall be designed to provide access to adjoining unsubdivided streets at logical locations for future subdivision.
- C) A minimum of two (2) points of access shall be provided into each subdivision of twenty-five (25) lots or more. Where adjoining development and Code requirements preclude the development of two (2) public street access points, an unobstructed driveable

accessway may be substituted if required by the City Manager. Turn lanes may be required for a subdivision of 25 lots or more.

- D) Street jobs with centerline offset shall be prohibited.
- E) All streets that have permanent dead ends shall terminate in a cul-de-sac.
- F) Cul-de-sac streets shall not exceed six hundred (600) feet in length, unless granted a variance by the City Commission pursuant to Section 157.110 of the Land Development Code.
- G) Right-of-way line intersections shall be rounded with a minimum radius of twenty-five (25) feet. A greater radius may be required on collector or arterial roads, or where road construction details require.
- H) Where a subdivision abuts or includes an arterial or major collector road, streets and blocks shall be designed so that no lot requires access from the arterial or major collector road.
- I) Cul-de-sac right of way radius not less than 50 feet.
- J) Alleys shall not be less than thirty (30) feet with a paving width of twenty (20) feet.
- K) Dead end alleys shall be prohibited.

2) Lot and Block Layout.

All lots shall be designed to meet the minimum dimensional requirements of the zoning district or any controlling development agreement. The following additional criteria shall be considered in the layout of proposed subdivisions:

- A) Where a subdivision abuts or includes an arterial or major collector road, streets and blocks shall be designed so that no lot requires access from the arterial or major collector road. Where double frontage lots are used to meet this requirement, a sufficient area shall be set aside by dedication or easement to provide the landscaped buffer required in Chapter 164 of the Land Development Code.
- B) Double frontage lots are to otherwise be avoided, but where justified due to unusual circumstances, shall provide for the required buffer noted above.
- C) Curvilinear street layouts are strongly encouraged, and regimented lot and block patterns are to be avoided.
- D) Side lot lines shall be substantially at right angles or radial to right-of-way lines.

- E) Lots on curves shall be platted to provide the minimum required lot width at the minimum building setback line.
- F) All corner lots shall be fifteen (15) percent wider than the minimum width required by the Land Development Code.

Block lengths shall not exceed twelve hundred (1200) feet.

G) 3) Dimensions.

Right-of-way widths, pavement widths, minimum curvature, intersection spacing and other roadway dimensions shall be as follows (in feet):

STREET TYPE				
	<i>Minor Arterial</i>	<i>Major Collector</i>	<i>Minor Collector</i>	<i>Local</i>
Right of Way Width	120*	100	80	50
Min. Pavement Width	24	24	24	20
Minimum Grade	0.3%	0.3%	0.3%	0.3%**
Min. Intersection Spacing	1320	660	330	330
Min. Radius, Back of Curb at Intersection	50	40	35	35

* Four lane roads.

** 1% if using curb.

4) Construction Standards.

A) *Clearing and Grubbing.*

All rights-of-way shall be completely cleared and grubbed for their entire width. Selective clearing and grubbing in order to preserve desirable, existing landscape may be allowed provided that the final determination of areas to be cleared and grubbed is made by the City Manager or designee.

B) *Earthwork.*

In areas where unsuitable materials (muck, peat, clay, rock, etc.) are encountered within the right-of-way, the contractor shall over excavate to a depth approved by the City and shall backfill with a suitable material in an approved manner as directed by the City Manager or designee.

Materials used in fill areas shall be suitable for that use.

C) *Bridges, Culverts, Storm Sewers, Ditches and Pipes.*

i) **Bridges.**

Bridges shall be constructed of pre-cast concrete, pre-stressed concrete, cast-in-place concrete, composite concrete and steel, or steel. Bridge design shall conform to the design criteria of the latest edition, AASHTO Standard Specifications for Highway Bridges.

Prior to design of bridges, the developer's engineer shall submit design load criteria to the City for approval.

Materials and methods of construction shall conform to the Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

ii) **Culverts.**

The following is a list of minimum standards for culverts:

^a Material: reinforced concrete.

^b Minimum Size: eighteen (18) inches or equal.

^c Minimum Cover: Per FDOT standards.

^d End Treatment: headwall, inlet, manhole, metered end section required, or flared end section, each end.

Asphalt coated corrugated metal pipe, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe may be allowed where it does not cross under roads.

The size of the culvert should be based upon the anticipated peak flow for the appropriate design storm.

iii) **Storm Sewers.**

The following is a list of minimum standards for storm sewers:

^a Material: reinforced concrete, asphalt coated corrugated metal, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.

^b Minimum Size: Eighteen (18) inches or equal.

^c Minimum Cover: Per FDOT standards.

^d Junctions: Inlet or manhole required at each change of alignment, grade, size or material. Maximum length

between manholes shall be 300 feet for pipe sizes of 18 inches or less, 400 feet for pipes up to 42 inches, and 500 feet for 42 inches and above.

^e End Treatment: Inlet, manhole, headwall, metered end sections or flared end sections.

iv) ***Ditches.***

The following is a list of minimum standards for roadside ditches:

^a Three-foot minimum bottom width.

^b Two-foot minimum depth, below shoulder.

^c Maximum front slope – 4:1.

^d Maximum back slope – 3:1.

NOTE: See typical road section details for standard swale sections.

v) ***Pipes.***

Pressurized PVC pipe laid under the roadway shall be encased. An acceptable alternative shall be the utilization of ductile iron pipe without encasement.

D) *Inlets, Manholes and Metered End Sections.*

Inlets, manholes and metered end sections shall be constructed in accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

Storm sewer manholes shall have poured inverts.

Ditch bottom inlets shall have open throats. Inlets shall be placed such that the throat shall be at or above the ditch or swale bottom.

E) *Groundwater and Road Underdrains.*

Roads shall be designed such that the high groundwater elevation is at least 6 inches below the bottom of the subgrade. In cases where this is unattainable, road underdrains may be utilized with the approval of the City Manager or designee. Underdrain design shall be subject to the approval of the City Manager or designee.

If road underdrains are installed which discharge into the stormwater management system, the retention/detention system shall be designed to accommodate the additional flow and volume due to the groundwater discharge.

F) *Sodding, Seeding and Mulching.*

i) ***Sodding.***

Two (2) strips of sod shall be placed along the edge of pavement on all roads, abutting subdivision lots and sod all rights-of-way adjacent to common areas

Swale checks shall be completely sodded along their length and from the edge of pavement to the right-of-way line.

Roads which exceed a grade of 3% shall be sodded from edge of pavement to the edge of the right-of-way to prevent excessive erosion and sedimentation. This requirement may be temporarily waived by the City Manager or designee provided that the developer shall maintain the road section and shall promptly clean up any erosion or sedimentation to the City's satisfaction.

Additionally, all sod shall have been placed and the stormwater management system shall be free of sedimentation prior to the release of the maintenance bond and assumption of maintenance by the City for public roads or within two (2) years of road construction for private roads.

The contractor shall be responsible for watering and maintaining the viability of the sod for a period of two (2) weeks after installation. Any sod which dies within this period shall be replaced at no cost to the City.

All grassed areas within existing rights-of-way that are disturbed by construction shall be resodded.

ii) ***Seeding and Mulching.***

All unpaved areas of the right-of-way that are not required to be sodded shall be seeded and mulched.

Seeding and mulching shall be distributed on a per-acre basis. The mix for a one-acre area shall include: 30 pounds of Bermuda (one-half hulled/one-half unhulled), 80 pounds of Bahia, 550 pounds of fertilizer and from October 1 through March 31, 50 pounds of millet shall be included. A clean, weed-free mulch shall be used.

Proper watering shall be included for two (2) weeks from the completion of the seeding and mulching.

G) *Pedestrian Improvements.*

i) ***Sidewalks.***

Sidewalks shall be constructed as follows: Sidewalks shall be 4" –3,000 PSI concrete. The depth shall be 6" at driveways. Saw cut traverse joints shall be included to control cracking. Joints shall be cut on the same day as the pour and shall be spaced a length equal to the width of the sidewalk.

ii) ***Pedestrian Walkways.***

The pavement section for pedestrian walkways shall be one of the following:

^a 4" of Type II asphaltic concrete laid directly on a compacted subgrade.

or

^b 1½" of Type II asphaltic concrete overlaying a 4" compacted limerock base laid on a compacted subgrade.

or

^c Walkways shall be 4" – 3,000 PSI concrete laid on a compacted subgrade and shall be reinforced with 10-10x6"x6" mesh. Saw cut traverse joints shall be included to control cracking. Joints shall be cut on the same day as the pour and shall be a length equal to the width of the walkway.

iii) ***Mulched Foot Paths.***

Mulched foot paths shall be cleared and compacted and shall have 3" of mulch placed along its entire area.

H) ***Driveways.***

i) ***Single-family Residential Driveway.***

Clay road or unimproved roads—no apron required, however, depending upon roadside drainage, a driveway culvert may be required. Minimum driveway culvert size is 15" diameter or equivalent. The minimum length of culvert shall be 20 feet.

Driveway Apron required for all new construction. Paved road—6" limerock base with 1" asphalt or 6" –3,000 PSI concrete reinforced with 10-10x6"x6" mesh constructed from the property line to the edge of existing pavement. Depending upon roadside drainage, a driveway culvert with metered end sections may be required. Minimum driveway culvert size is 15" diameter or equivalent. The minimum length of culvert including metered end section shall be 30 feet.

ii) ***Non-single Family Residential Driveway.***

Clay or unimproved road—minimum 12" thick stabilized clay apron from edge of road to the property line or apparent right-of-way line. Depending upon roadside drainage, a driveway culvert with metered end sections may be required. Minimum driveway culvert size is 15" diameter or equivalent. The minimum length of culvert including metered end sections shall be 40 feet.

Paved road—8" limerock base with 1" asphalt or 6" –3,000 PSI concrete reinforced with 10-10x6"x6" mesh constructed from the property line to the edge of existing pavement. Depending upon roadside drainage, a driveway culvert with metered end sections may be required. Minimum driveway culvert size is 15" diameter or equivalent. The minimum length of culvert including metered end sections shall be 40 feet.

I) ***Turn Lanes.***

Turn lanes shall be constructed as a widening of existing pavement. When left turn lanes are constructed, the entire roadway shall be overlaid from end of taper to end of taper. The City Manager or designee, may waive the overlay requirement if the road is scheduled for construction within one (1) year of the installation of the turn lane(s). If deemed necessary, the City Manager or designee may require an overlay with the installation of a right turn lane.

Road widening for the installation of turn lane shall be constructed according to the following:

Base—12" limerock placed in two- 6" lifts and compacted to a 98% density.

Asphalt—2" type SP9.5 asphalt to match the existing pavement.

Overlay—50 lbs/sy type 2 leveling course and 1" friction course.

All turn lanes shall be marked with thermoplastic striping and reflective buttons.

b) **Pavement Construction.**

1) **Subgrade.**

The following are minimum standards for the stabilized subgrade:

Width: The subgrade shall be two (2) feet wider than the base course (one (1) foot each side) and in the case of curb and gutter shall extend six (6) inches behind the curb.

Depth: The subgrade shall have a minimum depth of 12 inches.

Compaction: The subgrade shall be compacted to 98% density having a minimum Florida Bearing Value (FBV) of 50 pounds per square inch.

Care of Subgrade: Trucks will be allowed on finished subgrade to dump base course, but contractor will be required to level out ruts. In the event the trucks cause too much damage to the subgrade, the City Manager or designee may require dumping, spreading and hauling on the base course.

2) Shoulders.

The following are minimum standards for shoulders:

Width: Shoulders shall be eight (8) feet wide. A reduction in the width requirement may be allowed if approved by the City Engineer or designee.

Depth: Shoulders shall have a minimum depth of six (6) inches. *Compaction:* Shoulders shall be compacted to a minimum Florida Bearing Value of 50 pounds per square inch.

Grading: Shoulders shall be graded with a minimum cross-slope of ½-inch/foot.

3) Base Course.

The following are minimum standards for the base course:

Material: Ocala limerock or soil cement are acceptable material types for the road base. Other materials may be used if approved by the City Manager or designee. Soil cement may not be utilized on heavy duty roads without specific approval by the City Manager or designee.

Width: All bases shall be one (1) foot wider (six (6) inches on each side) than the finished surface.

Depth: The base shall have a minimum depth of six (6) inches. Heavy duty roads shall have a base with a minimum depth of eight (8) inches placed in two (2) lifts.

Compaction: Limerock base shall be compacted to a minimum 98% density as determined by AASHTO T-180.

Strength: Soil cement base shall have a seven (7) days design compressive strength of at 300 PSI.

Forms: No form boards will be required unless, in the opinion of the City Manager or designee, the contractor is not taking precautions to obtain the full depth at the edges.

Grading: The base shall be graded and rolled to conform to the grade and cross-slope of the finished roadway.

Prime Coat: Prime coat shall be applied to all base courses, and sand sealed.

4) *Wearing Surface.*

The following are minimum standards for pavement wearing surface:

Material: SP 9.5 asphaltic concrete shall be used for the road wearing surface. Other asphalt types may be used if required by the City Manager or designee.

Depth: Roads shall have a minimum 1 ½ inch depth of wearing surface on local street. The minimum depth may be increased if required by the City Engineer or designee.

Heavy Duty Roads: Heavy duty roads shall have a wearing surface consisting of two and one-half (2 1/2) inches of SP 9.5 asphaltic concrete overlaid with a one-inch friction course. The type of material to be used for the friction course shall be determined by the City Manager or designee.

Grading: Road surfaces shall be graded with a minimum cross-slope of ¼ -inch/foot.

5) *Curb and Gutter.*

The width of curb and gutter shall be a minimum of twenty-four (24) inches and shall be either Florida Department of Transportation Type F (standard curb and gutter) or Drop Curb, depending upon the flow to be handled. FDOT Type D (simple vertical curbing) will not be acceptable. FDOT Type A (mountable median curb) may be used around median dividers on the high side of pavement. There shall be a stabilized subgrade beneath all curb and gutter.

No water valve boxes, meters, portions of manholes, or other appurtenances of any kind relating to any underground utilities shall be located in any portion of a curb and gutter section.

The curb and gutter flow line grades shall run parallel to the road centerline grade. The minimum allowable flow line grade of curbs and gutters shall be 1%.

Joints shall be sawed (unless an alternate method is used) at intervals of ten (10) feet, except where shorter intervals are required for closures, but, in no case, less than four (4) feet. Joints shall be cut on the same day that the curb and gutter is poured.

All cross-street valley gutters shall be constructed of concrete.

6) *Decorative Pavement.*

The use of decorative pavement shall be subject to the approval of the City Manager or designee. The City shall not assume the maintenance of

decorative pavement sections. Maintenance shall be the responsibility of a homeowners association or other acceptable entity.

The City shall have the right to modify, alter, or remove all or a portion of the decorative pavement as necessary for roadway improvements or improvements for traffic safety.

Bomanite Pavement—Bomanite pavements shall meet the requirements for concrete pavement in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction. The developer shall submit to the City, for approval, manufacturer's specifications confirming adherence to these regulations.

Paving Bricks—The use of paving bricks shall be subject to the approval of the City. The developer shall submit to the City, for approval, manufacturer's literature and technical specifications regarding the structural strength, skid resistance and subgrade requirements.

7) Testing.

Testing shall be provided as part of construction and shall be at no cost to the City. Testing shall be performed by an independent engineering testing laboratory certified in the State of Florida.

The following are minimum testing requirements:

Subgrade—Testing for the subgrade thickness, bearing value and density shall be located no more than five hundred (500) feet apart and shall be staggered to the left, right, and on the centerline of the roadway. The City may also require additional test locations as directed by the City Manager or designee. There shall be no less than one (1) test per road. Testing shall be in accordance with applicable FDOT, AASHTO or ASTM standards. Certified test results shall be submitted to the County for approval prior to proceeding with the base course.

Limerock Base—Testing for the base thickness and density shall be located no more than five hundred (500) feet apart and shall be staggered to the left, right and on the centerline of the roadway. The City may also require additional test locations as directed by the City Manager or designee. There shall be no less than one test per road. Testing shall include: modified proctor maximum density, in-place field density and thickness. Testing shall be in accordance with applicable FDOT, AASHTO or ASTM standards. Certified test results shall be submitted to the County for approval prior to proceeding with the wearing surface.

Soil-Cement Base—Testing for the base thickness and strength shall be located no more than five hundred (500) feet apart and shall be staggered to the left, right and on the centerline of the roadway. The City may also require additional test locations as directed by the City Manager or designee. There shall be no less than one test per road. Testing shall include: test cores taken after seven days to verify thickness and testing to verify a minimum seven day compressive strength of 300 PSI. Testing shall be in accordance with applicable FDOT, AASHTO, or ASTM standards.

Certified test results shall be submitted to the City for approval prior to proceeding with the wearing surface.

Wearing Surface—Testing for wearing surface thickness shall be located no more than 500 feet apart and shall be staggered to the left, right, and on the centerline of the roadway. The City may also require additional test locations as directed by the City Manager or designee. There shall be no less than one test per road. Testing shall include: certified design mix extractions taken in field at least one per day and corings to verify thickness. Testing shall be in accordance with applicable FDOT, AASHTO, or ASTM standards. Certified test results shall be submitted to the City for approval.

c) Traffic Safety.

1) *Pavement Marking and Signing.*

All pavement marking and traffic control signs shall be in place prior to final inspection. The installation of traffic control devices shall be at no cost to the City. All materials and installation shall conform to the specifications of the Manual of Uniform Traffic Control Devices.

If, at any time prior to final acceptance, an unforeseen becomes apparent for signing or pavement markings that were not shown on the approved plans, the City may require additional sign(s) or markings in the interest of public safety and as a condition of City acceptance.

All pavement marking shall be thermoplastic.

All regulatory signs shall have “high intensity” facings or better.

Stop signs on local streets shall be 30 inches and 36 inches on all others and shall be placed on round, aluminum posts. A larger stop sign may be required at the direction of the City Manager or designee.

Road name signs shall be 9 inches high with a length of 24 inches minimum to 36 inches maximum.

2) *Street Lighting.*

Street lighting, when proposed or required, shall be located within the right-of-way.

Street lights shall be located on separate utility poles specifically for that purpose.

3) *Stormwater Discharge into Rights-of-way.*

The outfall of stormwater management systems into the public rights-of-way may be allowable provided that the following are met:

- A) The stormwater management system complies with the criteria of “Stormwater Management” Chapter 158;

- B) The outfall does not constitute an appreciable change in the nature of the discharge into the right-of-way.
- C) The downstream drainage system within the right-of-way is sufficient capacity to accommodate the discharge and that the discharge will not appreciably add to or contribute to an existing drainage problem.

If necessary, the developer shall provide any improvements needed to allow the downstream drainage system to accommodate the outfall discharge.

d) Stormwater Management System.

A stormwater management system shall be designed and installed for development activities that are subject to the provisions of the Land Development Code. Approval of the Stormwater Management Plan shall be contingent on the receipt of any required permit from the St. Johns River Water Management District and/or the Florida Department of Environmental Protection, but will not result in automatic approval of the stormwater management plan by the Community Development Director or designee. The stormwater management plan submitted for development activities must be reviewed and approved by the City as part of the construction plans for the project.

- 1) All residential and non-residential structures constructed in the 100-year floodplain shall have the finished first floor of the building elevated a minimum of 18 inches above the elevation of the 100-year flood, as determined by the City Manager or designee. For industrial developments, flood proofing may be substituted in lieu of elevating the finished floor.
- 2) Development shall not result in an increase in the 100-year flood elevation. No fill shall be allowed to be placed in the 100-year floodplain without an equivalent volume of soil removed to compensate for the loss of the flood storage. Compensating storage is to be determined by the volume of material removed above the ordinary high water table and below the 100-year flood elevation established for that area. Fill placed in the 100-year flood plain shall not reduce the flow rate.
- 3) Projects shall be designed so that stormwater discharges meet, at a minimum, the water quality criteria set forth by the St. Johns River Water Management District or the Department of Environmental Protection, whichever applies.
- 4) The peak rate of flow of the discharge hydrograph for the project site shall not exceed the pre-development peak rate of flow for the range of storms specified by the St. Johns River Water Management District.
- 5) The stormwater management system shall not create an adverse impact to upstream or downstream area. Off site areas which discharge to or across a site proposed for development shall be accommodated in the stormwater management plans for the development. No stormwater

management plan shall be approved until the applicant demonstrates that the runoff from the project shall not overload or otherwise adversely impact any downstream areas.

- 6) The stormwater management system shall minimize adverse environmental impacts to wetlands, fish, wildlife or other natural resources.
- 7) Wetlands shall not be used for stormwater treatment except as permitted by the St. Johns River Water Management District or the Department of Environmental Protection.
- 8) Wetlands shall not be used to attenuate runoff peak rates except for isolated wetlands which are wholly contained on site, provided that the utilization of the wetlands for storm water attenuation does not disrupt the normal range of water level fluctuation as it existed prior to construction of the wetland discharge facility.
- 9) All proposed stormwater management systems shall be designed to prevent flooding, promote safety and minimize health hazards.
- 10) All stormwater management systems shall be designed to reduce the pollution of surface water and groundwater resources by stormwater, control erosion and provide for recharge where appropriate. The City Manager or designee, while enforcing standards set for pollution and sedimentation control, may encourage innovative approaches to control pollution and erosion and to provide for recharge.
- 11) Drainage easements or rights-of-way shall be dedicated by the owner, at no expense to the City, for the stormwater facilities within the development.
- 12) When a proposed drainage system will carry water across private land outside the development, the off site drainage easements shall be secured by the owner or applicant and indicated on the plat or in a separate recorded document approved by the City.
- 13) Easements and rights-of-way shall include suitable access for maintenance equipment from public rights-of-way.
- 14) All drainage easements, both on site and off site, shall be recorded on a final plat or a separate recorded document approved by the City.
- 15) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All stormwater management plans shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.

SECTION 157.090: UTILITY IMPROVEMENTS.

- a) Water and Sewer.

Utility improvements shall be constructed as outlined in Chapter 159, "Utilities" of the Land Development Code including potable water, sanitary sewer and solid waste.

b) Electric.

The developer shall be responsible for the installation of electric utility lines, with lines to be constructed underground unless otherwise permitted by City Commission.

Street Lights. The developer shall forward approved development plans to the electric provider for street light design.

Street lights shall be generally provided at all intersections, and at intervals along each street of between three hundred (300) and four hundred (400) feet.

c) Telephone, Television Cable and Other Utilities.

The developer shall be responsible for the installation of telephone, television cable and any other utility lines, with all lines to be constructed underground unless otherwise permitted by the City Commission.

d) Stormwater Management System.

All subdivisions shall provide a stormwater management system based on the requirements of Chapter 158 of the Land Development Code.

Storm Sewer Design. All inlets, manholes and catch basins shall be either poured in place or precast reinforced concrete. All storm sewer pipe shall be reinforced concrete, and a minimum of eighteen (18) inches in diameter, or equivalent. A structure allowing access for maintenance shall be required at all changes of grade or alignment. In addition, structures shall be required at the following maximum intervals along any storm sewer.

SECTION 157.100: SECURITY FOR CONSTRUCTION AND FOR MAINTENANCE OF REQUIRED IMPROVEMENTS.

a) Construction Security.

- 1) When construction of required improvements is to be completed following final plat approval, the developer shall, at or prior to final plat approval, execute a contract for construction of the required improvements and post security in the amount equal to one hundred fifteen (115) percent of the estimated total cost of improvements remaining to be constructed.
- 2) The contract shall be on a form provided by the City and shall obligate the developer to complete all required improvements in accordance with the land development permit, the approved plans and specifications and City development regulations and standards, within a period of one (1) year from the date of final plat approval.
- 3) The estimated total cost of improvements remaining to be constructed shall include survey, engineering, construction and testing costs and shall

be approved by the City Engineer after review of an itemized cost estimate prepared and certified by the developer's engineer, or an actual contract price or portion thereof for the work remaining, if available.

- 4) The surety posted to guarantee performance of the contract shall expire, if at all, no less than ninety (90) days beyond the last date for performance established by the contract, or any extension thereof. The surety shall run in favor of the City, must be in a form acceptable to the City Attorney, and may be either:
 - A) A performance bond underwritten by a surety insurer authorized to transact such business in this state; or
 - B) A cash deposit and escrow agreement governing control and use thereof; or
 - C) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within the state); or
 - D) Other means of security acceptable to the City Attorney.
 - 5) For good cause shown, the City may in its discretion grant one or more extensions of time for performance of any contract for required improvements, provided the surety supporting such contract remains valid for the required ninety-day period following the newly extended time for performance.
 - 6) No certificates of occupancy for residential occupancy for any structure within a subdivision shall be issued until all required improvements of the subdivision or appropriate phase or area of the subdivision have been accepted by the City, or where required improvements are dedicated to a private association, until all required improvements have been completed, and have been inspected and approved by the City.
- b) Maintenance Security.
- 1) At such time when the City agrees to accept the dedication of any of the public improvements in a subdivision, the developer shall execute an agreement guaranteeing the required improvements against all defects in workmanship or materials, including failure to construct in accordance with approved plans and specifications, for the period of two (2) years from the date of acceptance.
 - 2) The agreement shall be on a form provided by the City Attorney's office and shall be secured by the posting of surety in an amount equal to twenty-five (25) percent of the total actual cost of the improvements covered. The surety shall be in one of the forms specified in Section 10 for construction security. Surety other than performance bonds shall expire, if at all, no earlier than ninety (90) days following the end of the guarantee period. Performance bonds shall expire, if at all, no earlier than ninety (90) days following the end of the guarantee period. Performance bonds shall guarantee performance without any time limitation other than the statute of limitation.

c) Failure to Perform.

In the event a developer fails to perform the obligations for construction or maintenance required under the above referenced agreements, the City may call upon the surety provided, or any portion thereof, to be used for completion of the necessary remaining work. If the surety is exhausted prior to completion of the work necessary to complete the required improvements, the developer shall remain liable to the City for any resulting deficiency. The City is not responsible to complete any subdivision with City funds.

d) Release or Reduction of Security.

- 1) No construction security shall be released until a certificate of completion has been received, reviewed, and approved by the Community Development Director or designee and security for maintenance has been established as required above.
- 2) Reduction in the amount of surety required, other than a final draw or reduction, may be authorized by the City Commission after completion of any distinct and separable phase or portion of the required improvements. The amount of any given reduction shall not exceed eighty (80) percent of the cost of completed work, as determined by the City Commission following review of a cost estimate for said work prepared and certified by the developer's engineer. A reduction in construction security shall not be construed as acceptance of the improvements. Formal acceptance of the improvements, unless expressly stated otherwise by the City Commission at the time of the reduction. Formal acceptance shall occur as provided elsewhere in the Land Development Code, and only upon establishment of proper maintenance security, where required.

SECTION 157.110: VARIANCES.

a) Jurisdiction.

Variations to the requirements of this Chapter may be granted by the City Commission, upon recommendation of the Planning and Zoning Board. Variations to other requirements, such as lot dimensions, that are required as part of subdivision design, but specified in other Chapters, shall be considered under the procedure applicable to that Chapter.

b) Procedure.

1) Variance to Plat and Development Plan Review Process. Application to waive the plat and development plan review process shall be filed and processed in the same manner as Appeals to the Land Development Code, as outlined in Chapter 168.

2) Variance to Required Improvements or Design Criteria of this Chapter. Application to vary required improvements or design criteria shall be noted on the application form for subdivision or development plan approval as appropriate. Variations requested shall also be prominently noted on the submitted plans themselves.

c) Criteria for Review of Variations from the Review Process.

The following criteria may be considered as the basis for the approval of a variance from the review process:

- 1) Required services are already available to proposed lots without the construction of additional improvements.
- 2) Levels of service can be reasonably provided through the site development plan review process or residential site plan review process for individual lots.
- 3) Other methods can be arranged to assure construction of improvements, eliminating the need for formal subdivision approval.
- 4) The granting of a variance is consistent with the overall intent of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

d) Criteria for Review of Variations from Required Improvements or Design Criteria.

The following criteria may be considered as the basis for the approval of a variance from required improvements or design criteria, in addition to those criteria outlined above:

- 1) Topographic or other physical conditions exist which are peculiar to the site and not a result of the actions of the applicant.

- 2) Literal interpretation of the Land Development Code would result in unnecessary and undue hardship on the applicant.

If the City Commission approves a variance, it may attach any such conditions to the variance as will assure that the variance will not result in noncompliance with the intent and purpose of this Chapter. Violation of any condition shall be deemed a violation of this Chapter.

e) Application for Variance.

- 1) An applicant seeking a variance from this Chapter shall submit an application on the form provided by the City together with such fee as the City Commission shall establish, to the City Manager or designee. The request shall state the reasons and facts supporting the variance. Upon receipt of the request, the Commission will be notified and shall schedule a public hearing to consider the request.
- 2) Courtesy notice. The public hearing shall be advertised fifteen (15) days in advance. All property owners listed on the latest tax roll within three hundred (300) feet of the property on which a variance is requested shall be notified in writing by the City Clerk's office by U.S. Mail. Lack of a property owner's receipt of such notice shall not be grounds to postpone or set aside any variance granted.

SECTION 157.120: PENALTY.

Violation of any of the provisions of this Chapter shall be punishable by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment not to exceed sixty (60) days or by both.

SECTION 157.130: OTHER CRITERIA SUBDIVISION COMPONENTS.

Requirements of the following chapters shall be adequately addressed and satisfied. The Technical Review Committee (TRC) may require information deemed necessary to demonstrate compliance with these regulations.

Concurrency Management.

- 1) Zoning District Regulations, Chapter 154.
- 2) Landscaping Requirements and Tree Protection, Chapter 164.
- 3) Environmental Protection Regulations, Chapter 165.
- 4) Stormwater Management, Chapter 158.
- 5) Wellfield and Aquifer Protection, Chapter 166.
- 6) Historical and Archeological Resource Protection, Chapter 167.
- 7) Transportation Standards, Chapter 162.
- 8) Floodplain Protection, Chapter 161.

CHAPTER 161

BUILDING AND FIRE CODES

SECTION 161.010: BUILDING CODES.

a) In General.

The adopted building codes regulate construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition, or renovation of any building, structure, or appurtenance and any related mechanical, plumbing, or electrical device or system, within the City.

b) Adopted Building Codes.

The latest edition of the Florida Building Code as adopted pursuant to F.S. 553.73(1)(a).

SECTION 161.020: FIRE CODES.

a) In General.

.Uniform Fire Safety Standards shall be as adopted by the State of Florida per chapter 633 Florida Statutes.

SECTION 161.020: FIRE CODES.

a) In General.

Adopted Fire Codes for the reasonable protection of life and property from the hazards of fire and explosion due to storage, use of handling of hazardous materials, substances and devices, and from conditions hazardous to life or property in the use or occupancy of buildings and premises.

b) Adoption of National Fire Protection Code.

The National Fire Protection Association (NFPA) Pamphlet 1, 1985 Edition, as published by the National Fire Protection Association and as amended thereafter and hereafter is hereby adopted ordained as the Fire Code for the City.

c) Adoption of Life Safety Code.

The National Fire Protection Association (NFPA) 101, Life Safety Code, 1985 Edition, as published by the National Fire Protection Association, and as amended thereafter, and hereafter adopted and ordained as the Life Safety Code for the City.

d) Weather Radios

i) The City of Fruitland Park recognizes that the City has adopted the Standard Building

Code, Standard Mechanical Code, the Standard Plumbing Code, the Standard Gas Code, and the Standard Housing Code, and construction within the City is subject to the provisions of those codes. Accordingly, the City of Fruitland Park acknowledges that the requirements contained herein shall not, in any way conflict with the provisions contained in such codes; rather, the requirements herein are enacted in accordance with ant to reinforce the goals, objectives, and polices of such codes (2007-009)

ii) Pursuant to its Home Rule Authority granted in Florida Statutes 166.021, the City of Fruitland Park hereby requires that all owners or builders of new residential and non-residential structures equip such structures with a Public Alert Certified Weather Radio prior to City's issuance of a certificate of occupancy. (2007-009)

iii) Any individual or entity remodeling or renovating a structure in a manner that alters the footprint of the structure shall be required to equip the structure with a Public Alert Certified Weather Radio. (2007-009)

SECTION 161.030: Warranty and Liability.

- a.) The permitting plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction, its employees or agents shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

Section 161.035: Powers and Duties of the Building Official

- a.) The building official is hereby authorized and directed to enforce the provisions of the Florida Building Code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the Florida Building Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided in the Florida Building Code. **Requirements not covered by code.** Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.
- b.) Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612.
- c.) **Notices and orders.** The building official shall issue all necessary notices or orders to ensure compliance with this code.
- d.) **Inspections.** The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
- e.) **Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a

reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

- f.) **Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

g.)

h.)

SECTION 161.040: PERMIT REQUIRED.

Please refer to chapter 1 of the Florida Building Code.

SECTION 161.050: PERMIT APPLICATION.

- a) Application Documents.

Application for building and building related permits shall be submitted to the Building Official or designee. Such submittal shall include the application form as provided by the City, together with all required associated documents and fees depending upon the type of permit being sought as further described below:

- 1) Building Permit.

Applications for permits shall be in accordance with the written policies of the Community Development Department.

- b) Receiving Permit Applications.

SECTION 161.060: BUILDING PERMIT.

- a) License to Proceed.

A permit is simply a license to proceed with the proposed work, and grants no authority to violate, cancel, alter, or set aside any applicable code, regulation, requirement, ordinance or law, regardless of what may be shown or omitted on the permit documents, and regardless of any agreement with any official.

- b) Fees.

All building permit fees and related fees shall be paid in accordance with the current fee ordinance adopted by the City Commission.

SECTION 161.070: INSPECTIONS.

- a) Preliminary Inspection.

Before a permit is issued, the Building Official may examine any building for which an application has been received for a permit to enlarge, alter, repair, move, demolish or change of occupancy.

d) Combination Inspections.

The framing, electrical second rough, plumbing second rough and mechanical second rough inspections shall be combined into a combination inspection, whenever possible.

SECTION 161.080: CERTIFICATE OF OCCUPANCY.

SECTION 161.090: FLOOD DAMAGE PREVENTION.

a) Statutory Authorization.

The Legislature of the State of Florida has in Chapters 163 and 166, Florida Statutes, delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, the City does ordain the following provisions as its regulations governing flood damage prevention.

b) Contents of Certificate of Occupancy.

A certificate of occupancy shall contain the recognized street address of the subject property, the common name of the property, if any, the nature of the occupancy, the number of occupants permitted and the maximum floor loading when it is limited.

SECTION 161.090: FLOOD DAMAGE PREVENTION.

a) Statutory Authorization.

The Legislature of the State of Florida has in Chapters 163 and 166, Florida Statutes, delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, the City does ordain the following provisions as its regulations governing flood damage prevention.

b) Findings of Fact.

The City hereby finds:

- 1) The flood hazard areas of the City are subject to periodic inundation which results in loss of life and property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- 2) These flood losses are caused by the cumulative effort of obstructions in floodplains causing increased in flood heights and velocities and by the

occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed or otherwise unprotected from flood damages.

c) Statement of Purpose.

It is the purpose of this Article to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- 1) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- 2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- 3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- 4) Control filing, grading, dredging, and other development which may increase erosion or flood damage; and
- 5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters of which may increase flood hazards to other lands.

d) Objectives.

- 1) To protect human life and health;
- 2) To minimize expenditure of public money for costly flood control projects;
- 3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- 4) To minimize prolonged business interruptions;
- 5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, and streets and bridges located in floodplains;
- 6) To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
- 7) To ensure that potential homebuyers are notified the property is in a flood area.

SECTION 161.100: LANDS TO WHICH THIS CHAPTER APPLIES.

This Chapter shall apply to all areas of special flood hazard within the jurisdiction of the City.

SECTION 161.110: BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard identified by the Federal Emergency Management Agency in its flood hazard boundary map (FHBM), dated March 5, 1984, with accompanying maps and other supporting data, and any revision thereto, are adopted by reference and declared to be a part of this Chapter.

SECTION 161.120: COMPLIANCE.

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.

SECTION 161.130: ABROGATION AND GREATER RESTRICTIONS.

This Section is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION 161.140: INTERPRETATION.

In the interpretation of this Chapter, all provisions shall be considered as minimum requirements, liberally construed in favor of the City and deemed neither to limit nor repeal any other powers granted under the State Statutes.

SECTION 161.150: WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man made or natural causes. This Chapter does not imply that land outside the areas of special flood hazard or uses permitted with such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the City or by any office or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

SECTION 161.160: DESIGNATION OF FLOOD DAMAGE PREVENTION OFFICIAL.

The Building Official is hereby appointed to administer and implement the provisions of this Chapter.

SECTION 161.170: DEVELOPMENT PERMIT.

A development permit shall be required in conformance with the provisions of this Chapter prior to the commencement of any development activities.

SECTION 161.180: PERMIT PROCEDURES.

a) Application.

Application for a development permit shall be made to the Building Official on forms furnished by the Building Official prior to any development activities, and may include, but not be limited to, the following plans in triplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fills, storage of materials, draining facilities, and the location of the foregoing. Specifically, the following information is required:

1) Application Stage.

- A) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures;
- B) Elevation in relation to mean sea level to which any nonresidential structure will be flood-proofed;
- C) Provide a certificate from a registered professional engineer or architect that the nonresidential flood-proofed structure meets the flood-proofing criteria in Section 14(a)(2); and
- D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

2) Construction State.

Provide a floor elevation or flood-proofing certification after the lowest floor is completed or, instances where the structure is subject to the regulations applicable to coastal high hazard areas, after placement of the horizontal structural members of the lowest floor. Within twenty-one (21) calendar days of the establishment of the lowest floor, or flood-proofing by whatever construction means, or the horizontal structural members of the lowest floor, whichever is applicable, it shall be the duty of the permit holder to submit to the Building Official a certification of the elevation of the lowest floor, flood-proofed elevation, or the elevation of the lowest portion of the horizontal structural members of the lowest floor, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer or certified by same. When flood-proofing is utilized for a particular building, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work done within the twenty-one (21) calendar period and prior to submission of the certification shall be at the permit holder's risk. The Building Official shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make corrections required hereby, shall be cause to issue a stop-work order for the project.

SECTION 161.190: DUTIES AND RESPONSIBILITIES OF THE BUILDING OFFICIAL.

a) Duties.

Duties of the Building Official shall include, but not be limited to:

- 1) Review all development permits to assure that the permit requirements of this Chapter have been satisfied;
- 2) Advise permittee that additional federal or state permits may be required, and if specific federal or state permits are known, require that copies of such permits be provided and maintained on file with the development permit;
- 3) Notify adjacent communities and the State Department of Community Affairs prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;
- 4) Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.
- 5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, in accordance with Section 161.080(a)(2) of the Land Development Code.
- 6) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been flood-proofed, in accordance with Section 161.080(a)(2) of the Land Development Code.
- 7) When flood-proofing is utilized for a particular structure, the Building Official shall obtain certification from a registered professional engineer or architect, in accordance with Section 161.080(a)(2) of the Land Development Code.
- 8) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Building Official shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Chapter.
- 9) When base flood elevation data has not been provided in accordance with Section 161.110 of the Land Development Code, then the Building Official shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state, or other source, in order to administer the provisions of this Chapter.

- 10) All records pertaining to the provisions of this Chapter shall be maintained in the office of the City Clerk and shall be open for public inspection.

SECTION 161.200: VARIANCE PROCEDURES.

a) Procedures.

The following procedures shall apply when a variance from this Chapter is sought:

- 1) The City Commission shall hear and decide appeals and requests for variances from the requirements of this Chapter.
- 2) The City Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Building Official in the enforcement or administration of this Chapter.
- 3) Any person aggrieved by the decision of the City Commission or any taxpayer may appeal such decision to the Circuit Court in and for Lake County, as provided in Section 163.250, Florida Statutes.
- 4) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section.
- 5) In passing upon such an application, the City Commission shall consider all standards specified in other sections of this Chapter and:
 - A) The danger that materials may be swept onto other lands to the injury of others;
 - B) The danger of life and property due to flooding or erosion damage;
 - C) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - D) The importance of the services provided by the proposed facility to the community;
 - E) The necessity to the facility of a waterfront location, where applicable;
 - F) The availability of alternative locations not subject to flooding or erosion damage, for the proposed use;
 - G) The compatibility of the proposed use with existing and anticipated development;
 - H) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

- I) The safety of access to the property in times of flood or ordinary and emergency vehicles;
 - J) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - K) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- 6) Upon consideration of the factors listed above and the purposes of this Chapter, the City Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Chapter.
 - 7) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - 8) Conditions for variances shall be:
 - A) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - B) Variances shall only be issued upon a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship to the applicant; and a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - C) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
 - D) The Building Official shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

SECTION 161.210: GENERAL STANDARDS.

a) Requirements.

In all areas of special flood hazard, the following provisions are required:

- 1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure;

- 2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- 3) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- 4) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters onto the system.
- 5) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- 6) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- 7) Any alteration, repair, reconstruction, or improvement to a structure which is in compliance with the provisions of this Chapter shall meet the requirements of "new construction" as contained in this Chapter.
- 8) All mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be:
 - A) Over-the-top ties be provided at each end of the mobile home, with one additional tie per side at an intermediate location on mobile homes of less than 50 feet and one additional tie per side for mobile homes of 50 feet or more;
 - B) Frame ties be provided at each corner of the home with four additional ties per side at intermediate points for mobile homes less than 50 feet long and one additional tie for mobile homes of 50 feet or longer;
 - C) All components of the anchoring system be capable of carrying a force of 4,800 pounds; and
 - D) Any additions to the mobile home be similarly anchored.

SECTION 161.220: SPECIFIC STANDARDS.

a) Requirements.

In all areas of special flood hazard where base flood elevation data has been provided, the following provisions are required:

1) Residential Construction.

New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated no lower than two (2) feet above the base flood elevation.

2) Nonresidential Construction.

New construction or substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated no lower than two (2) feet above the level of the base flood elevation or, together with attendant utility and sanitary facilities, be flood-proofed so that all areas of the structure below the required elevation is watertight, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied.

3) Floodways.

Located within areas of special flood hazard established in Section 161.110, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris and potential projectiles and has erosion potential, the following provisions shall apply:

- A) Encroachments, including fill, new construction, substantial improvements, and other developments, unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occupancy of the base flood discharge, are prohibited; and
- B) If Sub-section 161.220(a)(3)(A) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Chapter.



4) Mobile Homes.

Expansions to existing mobile home parks and subdivisions, existing mobile home parks and subdivision where the repair, reconstruction, or improvement has commenced; and mobile homes not placed in a mobile home park or subdivision require:

- A) Stands or lots to be elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be elevated no less than two (2) feet above the base flood level;
- B) Adequate surface drainage and access for a hauler be provided; and
- C) In the instance of elevation on pilings: lots be large enough to permit steps; piling foundations be placed in stable soil no more than ten (10) feet apart; and reinforcement be provided for pilings more than six (6) feet above the ground level.

SECTION 161.230: STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS OR FLOODWAYS.

Located within the areas of special flood hazard established in Section 161.110 of the Land Development Code, where small streams exist but where no base flood data has been provided or where no floodways have been provided, the following provisions apply:

- a) No encroachments, including fill material or structures, shall be located within a distance of the stream bank equal to .5 times the width of the stream at the top of the bank or twenty (20) feet on each side from the top of the bank, whichever is greater, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occupancy of the base flood discharge.
- b) New construction or substantial improvements of structures shall be elevated or flood-proofed in accordance with elevations established in accordance with Section 161.190(a)(9) of the Land Development Code.

SECTION 161.240: STANDARDS FOR SUBDIVISION PROPOSALS.

The following standards shall be applied to subdivision proposals:

- a) All subdivision proposals shall be consistent with the need to minimize flood damage;
- b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, and electrical and water systems located and constructed to minimize flood damage;
- c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards;
- d) Base flood elevation data shall be provided for subdivision proposals and other proposed development which is greater than the lesser of fifty (50) lots or five (5) acres.

SECTION 161.250: STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES).

Located within the areas of special flood hazard established in Section 161.110 of the Land Development Code, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. Therefore, the following provisions apply:

- a) All new construction and substantial improvements of residential structures shall have the lowest floor, including the basement, elevated to the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor, including

basement, shall be elevated at least two (2) feet above the highest adjacent grade.

- b) All new construction and substantial improvements of nonresidential structures shall:
 - 1) Have the lowest floor, including basement, elevated to the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor, including the basement, shall be elevated at least two (2) feet above the highest adjacent grade; or
 - 2) Together with attendant utility and sanitary facilities, be completely flood-proofed to or above that level so that any space below that level is watertight with walls structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

SECTION 161.260: PENALTY.

Violation of the provisions of this chapter or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00, imprisoned for not ore than sixty (60) days, or both, and in addition, shall pay all costs and expenses involved in the case, including reasonable attorney's fees. Each day the violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation, including a mandatory injunction, and otherwise abate in any manner provided by law.

CHAPTER 162

TRANSPORTATION STANDARDS

SECTION 162.010: PURPOSE AND INTENT.

The purpose and intent of this Chapter is to ensure effective, efficient and safe design of motorized and non-motorized transportation facilities in accordance with the criteria adopted in the Comprehensive Plan. The following specifies criteria for all development as stated herein. This chapter is intended to serve the following purposes:

- a) Maintain functional roadway capacity and travel speeds by requiring traffic analyses for new development to determine the need for transportation improvements;
- b) Promote safe and well-designed traffic patterns and enhance functional roadway capacity by maintaining standards for access control;
- c) Provide adequate parking and loading spaces for specific uses within the City;
- d) Establish design standards for traffic areas which promote safe and logical traffic patterns;
- e) Provide for construction of bike paths and sidewalks to maintain safe bicycle and pedestrian movements and to encourage alternative modes of transportation; and
- f) Establish right-of-way widths and protection of rights-of-way within the City network.

SECTION 162.020: GENERAL PROVISIONS.

- a) Traffic Analysis Required.

New development proposed within the City shall be required to provide a traffic analysis in accordance with the requirements for concurrency review in Chapter 153 of the Land Development Code.

- b) Transportation Improvements Required

- 1) Turn Lanes.

Turn lanes consist of left turn lanes and right turn lanes (deceleration lanes). Turn lanes shall be installed on the road which is being accessed at the proposed entrance(s) to the development, as deemed necessary by the City Manager or designee. The City Manager or designee may also require turn lanes at adjacent or nearby intersections in lieu of, or in addition to, turn lanes at the development entrances.

Conditions which are to be considered in determining the need for turn lanes include the following:

- A) If the property accessing the road is projected to generate fifty (50) vehicle trips peak hour; Residential projects of 25 or more lots or units shall provide turn lanes;
- B) If a traffic analysis indicates that turn lanes would be necessary to maintain capacity on fronting roads and/or on adjacent or nearby intersections;
- C) If entrances are proposed at locations where grade, topography or other unusual conditions, including traffic, indicate that turn lanes would be needed for traffic safety.
- D) Speed limits of road being accessed or departing from.

The need for turn lanes to accommodate right turn movements and left turn movements shall be based upon anticipated traffic distribution and projected turning movement volumes among other considerations, including traffic safety.

c) Major Driveway—Signalized.

Any major drive requiring a traffic signal shall conform to those warrants specified in the Manual of Uniform Traffic Control Devices (MUTCD) in addition to the following minimum requirements:

- 1) The installation of any traffic signal shall be subject to the approval of the appropriate jurisdiction responsible for the roadway upon which the signal is to be installed.
- 2) Deceleration lanes shall be constructed if required by the City Engineer.

d) Traffic Control Signs.

Traffic control signs shall be provided on-site and off-site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

e) Pavement Markings.

Pavement markings shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

f) Classification of Streets.

For purposes of the Land Development Code, streets shall be classified as they are identified for Future Functional Classification in the Comprehensive Plan. The City Commission may, by subsequent resolution(s), designate, identify, and/or classify certain streets or roads as being arterial, major collector, minor collector or local.

SECTION 162.030: ACCESS CONTROL.

a) In General.

The following regulations are designed to promote the safety of vehicular and pedestrian traffic, minimize traffic congestion, promote roadside aesthetics and enhance the functional capacity of roads and highways in the City of Fruitland Park. These regulations shall be in addition to those imposed by the Florida Department of Transportation (Rule Chapters 14-96 and 14-97, F.A.C., as amended) and Lake County (Ordinance 1991-13) on roads under their jurisdiction. A pre-application with the City Manager or designee is recommended to determine the regulations applicable to a particular development.

When proposed projects will front on City streets, the City may require the use of joint driveways and/or cross-access easements in order to minimize the number and maximize the spacing of access connections.

b) Cross-Access Easements.

Whenever cross-access corridors, coordinated or joint parking designs are provided to accomplish access management, each applicant for development approval shall provide such easements or agreements as may be necessary to ensure that adjoining properties shall be appropriately connected in order to implement a unified system allowing general cross-access to and from the other properties in the affected area. Such easements or agreements shall be recorded in the Public Records of Lake County and shall constitute a covenant running with the land.

c) Distance between Access Point and Property Line.

The minimum distance between the nearest edge of an access drive and any property line without a cross-access easement shall be as follows:

Driveways for residential land uses shall be at least one foot (1') from property line or as specified in variance issued by the City Commission pursuant to Chapter 168. A driveway apron shall be provided pursuant to Chapter 157;

Driveways for non-residential land uses shall be at least twenty feet (20') from property line or as specified in variance issued by the City Commission pursuant to Chapter 168; and

Driveways connecting to State or County roads shall be as specified by the appropriate jurisdictional agency access management regulations.

d) Width and Radii of Access Drives.

Width of two-way driveway access and radii shall be within the dimensions specified below. Actual width and radii shall be based on a) classification of the roadway; b) number of entrances to the parcel; and c) expected traffic demand, including truck traffic.

LAND USE	WIDTH		RADIUS	
	MIN	MAX	MIN	MAX

Residential	10'	24'	5'	10'
Commercial	24'	30'	35'	50'
Industrial	24'	35'	35'	50'

Where one way turning motions are dictated, reverse radii with a 2.5 foot radius bullnose shall be provided.

SECTION 162.040: PARKING.

a) General Provisions.

1) Off-Street Parking Required.

Off street parking facilities shall be provided for all development within the City pursuant to the requirements of the Land Development Code. The facilities shall be maintained as long as the use exists that the facilities were designed to serve.

2) Computation.

A) Number of Spaces.

When the number of off-street spaces required by the Land Development Code results in a fractional space, the fraction of one-half (½) or less may be disregarded, and a fraction in excess of one-half (½) shall be counted as one (1) parking space.

B) Places of Public Assembly.

i) ***Fixed Seats and Assembly Areas.***

In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

ii) ***Benches.***

In Stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each twenty (20) inches of seating facilities shall be counted as one seat.

iii) ***Square Feet.***

Unless otherwise stated herein, square feet shall be defined as gross floor area. Gross floor area shall be the sum of the gross horizontal area of all floors of a building measured from the exterior faces of the exterior walls.

b) Required Off Street Parking Spaces.

1) Minimum Requirements.

The matrix below specifies the required minimum number of off-street motor vehicle and bicycle parking spaces, the percentage of motor vehicle spaces that must be allotted for compact vehicles, and in the notes, any special requirements that may apply.

2) Uses Not Listed.

The number of parking spaces required for uses not listed in the matrix shall be determined by the City based upon information provided by the applicant. Applicable information shall include requirements for similar uses and appropriate traffic engineering and planning data, and shall establish a minimum number of parking spaces based upon the principles of the Land Development Code.

3) Multiple Uses.

Where a combination of uses is proposed for development, parking shall be provided for each of the uses as prescribed by the matrix, unless reduction is granted pursuant to Section 162.040(d) of this Chapter.

4) Matrix.

RESIDENTIAL		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
SINGLE FAMILY DETACHED/ ATTACHED (DUPLEX)	1,2 and 3 bedrooms: 2 spaces/unit (a)(b) 4+ bedrooms: 3 spaces/unit (a)	0
MULTI-FAMILY Resident Parking	Studio: 1 space/unit 1 bedroom: 1.5 spaces/unit 2,3 or more bedrooms: 2 spaces/unit	.10 per required parking space
MULTI-FAMILY Visitor Parking	.25 spaces/unit	0

NOTES:

- (a) If on-street parking is not permitted or is restricted on the unit's street frontage, then one visitor parking space shall be required. The visitor space shall be located not more than one hundred (100) feet from the unit's street frontage.

COMMERCIAL		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
USES LOCATED IN SHOPPING CENTERS (a)	1 space/250 square feet	.10 per required parking space
FREESTANDING COMMERCIAL AND SERVICE USES	1 space/300 square feet	.10 per required parking space
AUTO WASH (Attendant Service)	1 space/wash lane plus 2 spaces for fuel operation	0
BANK	1 space/200 square feet	.10 per required parking space
CONVENIENCE STORE WITH OR WITHOUT FUEL OPERATIONS	1 space/200 square feet	6
RETAIL: GROCERY AND DRUG	1 space/200 square feet	.10 per required parking space
RETAIL: HOME BUILDING SUPPLY	1 space/250 square feet of gross floor area for retail sales plus 1 space/1,000 square feet of area devoted to bulk storage of building and landscaping materials	0

COMMERCIAL		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
RETAIL: NURSERIES AND GARDEN SUPPLY	See Retail Home Building Supply Above	0
RETAIL: VIDEO RENTALS	1 space/250 square feet	.25 per required parking space
RESTAURANT	1 space/3 seats, + 1 space/each 2 employees	.10 per required parking space
MOTOR VEHICLE REPAIR FACILITY	1 SPACE/SERVICE BAY	0
MOTOR VEHICLE SERVICE CENTER: QUICK OIL CHANGE	2 SPACES/SERVICE BAY	0
MOTOR VEHICLE SALES	1 SPACE/1,000 SQ. FT. INSIDE SHOWROOM PLUS 1 SPACE/3,000 SQ. FT. OF OUTDOOR AREA	0
NOTES:		
(a) Required parking in shopping centers shall be 1 space/250 square feet of area, excluding movie theaters, grocery stores, drug stores, convenience stores and health/exercise clubs. The required parking for these uses within shopping centers shall be as stated for each use herein.		
OFFICE		
OFFICE AND FINANCIAL SERVICES	1 space/200 square feet of gross leasable area	.10 per required parking space
OFFICE: MEDICAL OFFICE/CLINIC, VETERINARY CLINIC	1 space/180 square feet of gross leasable area	.10 per required parking space
INSTITUTIONAL		

CHILD CARE CENTER	1 space/state required staff person plus 1 space/5 children or 1 space/10 children if adequate drop off facilities are provided (a)	0
HOUSES OF WORSHIP, FUNERAL HOMES AND CULTURAL FACILITIES	1 space/3 seats within the main area or, if there are no fixed seats, 1 space/30 square feet of gross floor area within the main auditorium	.05 per required parking space

INSTITUTIONAL		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
LIBRARY	1 space/300 square feet of public area	.20 per required parking space
COMMUNITY CENTER, RECREATION CENTER AND OPEN FLOOR AREA USES	1 space/100 square feet of public area	.20 per required parking space
NURSING HOME/ ASSISTED LIVING FACILITY	1 space/employee on largest shift plus 1 space/2 beds	0
NOTES:		
(a) Drop-off facilities shall be designed to accommodate a continuous flow of passenger vehicles to load and unload children safely. The adequacy of drop-off facilities proposed shall be determined by the City based on traffic safety principles and the stacking lane requirements of this Chapter.		
EDUCATIONAL		
ADULT/VOCATIONAL EDUCATION	1 space/staff member plus 1 space/2 adult students	.10 per required parking space
ELEMENTARY AND MIDDLE SCHOOLS	1 space/staff member plus 1 space/3 seats in largest assembly	.50 per required parking space
SENIOR HIGH SCHOOLS	1 space/staff member plus 1 space/3 students	.10 per required parking space

INDUSTRIAL		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
MANUFACTURING	1 space/600 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses	0
MINI-WAREHOUSES	1 space/ 50 units plus continuous loading spaces clear of through traffic access plus 2 spaces/if resident manager living quarters are provided	0
WAREHOUSES: COMMERCIAL/ INDUSTRIAL DEAD STORAGE	1 space/4000 square feet	0
WAREHOUSES: CONSTRUCTION AND CONTRACTORS YARDS AND STORAGE	1 space/1000 square feet	0
ENTERTAINMENT AND RECREATION		
BARS, LOUNGES AND NIGHTCLUBS	1 space/3 seats plus 1 space/employee on largest shift	0
BOWLING ALLEYS AND POOL HALLS	4 spaces/alley plus 2 spaces/pool tables plus required parking for other uses on the site	.20 per required parking space
COMMERCIAL STABLES	1 space/5 horses boarded on site	0
GOLF: DRIVING RANGE	1 space/tee plus required parking for any other uses on site	0
GOLF: MINIATURE	3 spaces/hole plus required parking for any other uses on site	.10 per required parking space

ENTERTAINMENT AND RECREATION		
<i>USE</i>	<i>MINIMUM OFF STREET PARKING</i>	<i>REQUIRED BICYCLE SPACES</i>
GOLF: REGULATION	6 spaces/hole plus required parking for any other uses on site	0
HEALTH/EXERCISE CLUBS	1 space/100 square feet of public floor area (swimming pool shall be counted as floor area)	.20 per required parking space
MARINAS	1 space/boat slip plus 10 boat trailer spaces/boat ramp plus required parking for any other uses on site	0
MOVIE THEATERS	1 space/3 seats plus 5 spaces for employees	.10 per required parking space
SKATING RINKS	1 space/100 square feet of public floor area	.20 per required parking space
TENNIS, HANDBALL AND RACQUETBALL FACILITIES	3 spaces/court plus required parking for any other uses on site	.20 per required parking space
VIDEO ARCADES, GAMEROOMS	1 space/200 square feet	.20 per required parking space

a) Special Parking Spaces.

1) Parking for Handicapped Persons.

Any parking area to be used by the general public shall provide suitable, marked parking spaces for handicapped persons. The number, design and location of these spaces shall be consistent with the requirements of the applicable Florida Statutes, or succeeding provisions. Parking spaces required for the handicapped may be counted as parking spaces in determining compliance with this Chapter. All spaces for the handicapped shall be paved.

2) Bicycle Parking.

Bicycle racks or other acceptable bicycle parking devices shall:

- A) Be designed to allow each bicycle to be supported by its frame.
- B) Be designed to allow the frame and wheels of each bicycle to be secured against theft.
- C) Be anchored to resist removal and solidly constructed to resist damage by rust, corrosion and vandalism.
- D) Be located to prevent damage to bicycle by cars.
- E) Be located in convenient, highly-visible, active, well-lighted areas.
- F) Be located so as not to interfere with pedestrian movements.
- G) Be located as near the principal entrance of the building as practical.
- H) Provide safe access from the spaces to the right-of-way or bikeway.

d) Adjustments to Requirements.

1) Vehicle Parking Deferral.

- A) To avoid requiring more parking spaces than actually needed to serve a development, the City may defer the provision of some portion of the off-street parking spaces required by this code if previous experience within the City for such a use or information supplied by the developer suggests that the required number of parking spaces may not be necessary. In such a case, the developer shall provide a deferred parking plan in accordance with Section 162.040(d)(1)(B) below.
- B) A deferred parking plan:
 - i) Shall be designed to contain sufficient space to meet the full parking requirements of the Land Development Code, shall illustrate the layout for the full number of parking spaces, and shall designate which are to be deferred.
 - ii) Shall not assign deferred spaces to areas required for landscaping, transition zones, setbacks, or areas that would otherwise be unsuitable for parking spaces because of physical characteristic of the land or other requirements of the Land Development Code.
 - iii) Shall include a landscaping plan for the deferred parking area.
 - iv) Shall include a written agreement with the City that, one (1) year from the date of issuance of the certificate of occupancy,

the deferred spaces will be converted to parking spaces that conform to the Land Development Code at the developer's expense should the City determine from experience that the additional parking spaces are needed.

v) Shall include a written agreement that the developer shall incur the expense of a traffic study to be undertaken by a registered transportation engineer to determine the advisability of providing the full parking requirement should the City determine from experience that the additional parking spaces are needed.

C) When authorized by the City upon a preliminary finding that the parking is inadequate, but not sooner than one (1) year after the date of issuance of the certificate of occupancy for the development, the City shall request a study to determine the need of providing the full parking requirement to satisfy the proven demand for parking as discussed in Section 162.040(d)(1)(B)(v) above.

D) Based upon the study and the recommendations of the transportation engineer and the City Manager, the City shall determine if the deferred spaces shall be converted to operable parking spaces by the developer or retained as deferred parking area.

E) The developer may at any time request that the City approve a revised development plan to allow converting the deferred spaces to operable parking spaces.

2) *Bicycle Parking Deferral.*

The City may authorize deferral of required bicycle parking spaces when the nature of the use, information supplied by the developer or previous experience for similar uses in the city suggests that the bicycle parking is not necessary. The developer shall note on the development plan the number and location of spaces to be deferred, and an obligation to provide the bicycle parking when its need has been determined by the City. Deferred bicycle parking spaces shall comply with requirements of the Land Development Code at the time of installation.

3) *Reduction for Mixed or Joint Use of Parking Spaces.*

The City may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of need of maximum parking do not normally overlap. Reduction of parking requirements because of joint use may be approved if the following conditions are met:

A) The developer submits sufficient data to demonstrate that hours of maximum demand for parking at the respective uses do not normally overlap.

- B) The developer submits a legal instrument approved by the City Attorney guaranteeing the joint use of the off-street parking spaces as long as the uses requiring parking are in existence or until the required parking is provided elsewhere in accordance with the provisions of the Land Development Code.
- C) The structures and facilities provided for one or both of the uses are specialized to the degree that no change in use resulting in greater parking demand could take place without expensive reconstruction necessitating a development permit and development plan review.
- D) If the properties are under separate ownership and control, a written easement and agreement shall be recorded at the applicant's expense, specifying the conditions of such joint use. This agreement shall be approved by the City Attorney.

SECTION 162.050: LOADING.

a) General Provisions.

Spaces to accommodate off-street loading of business vehicles shall be provided as required below:

REQUIRED LOADING SPACES		
<i>LAND USE</i>	<i>SQUARE FOOTAGE OF FLOOR AREA</i>	<i>NUMBER OF SPACES</i>
AUDITORIUMS, GYMNASIUMS, STADIUMS, THEATERS AND OTHER BUILDINGS FOR PUBLIC ASSEMBLY	10,000 – 50,000	1
	50,001 – 100,000	2
	Over 100,000	3
CONVENIENCE STORES & RESTAURANTS	0 to total floor area	1
HOTELS, MOTELS, AND OTHER SIMILAR USES	30,000 – 60,000	1
	Each additional 30,000 or fraction thereof	1
INDUSTRIAL, MANUFACTURING AND WAREHOUSE USES	3,000 – 15,000	1
	15,001 – 30,000	2
	Each additional 15,000 or fraction thereof	1
MULTI-FAMILY USES	50,000 in one building for each building	1
OFFICES AND FINANCIAL INSTITUTIONS	10,000 – 30,000	1
	30,001 – 60,000	2
	Each additional 30,000 or fraction thereof	1
RETAIL COMMERCIAL, SERVICE AND COMMERCIAL ENTERTAINMENT USES	5,000 – 10,000	1
	10,001 – 30,000	2
	Each additional 20,000 or fraction thereof	1
SCHOOLS, HOSPITALS, NURSING HOMES AND OTHER SIMILAR INSTITUTIONAL USES	10,000 – 50,000	1
	Each additional 50,000 or fraction thereof	1

SECTION 162.060: DESIGN STANDARDS FOR OFF-STREET PARKING AND LOADING AREAS.

a) Location.

- 1) Except as provided herein, all required off-street parking spaces and the use they are intended to serve shall be located on the same panel.
- 2) The City may approve a special exception for off-site parking facilities as part of the parking required by the Land Development Code if:
 - A) The location of the off-site parking spaces will adequately serve the use for which it is intended. The following factors shall be considered:
 - i) Hazards to pedestrians.
 - ii) Ease of pedestrian access to the off-site parking spaces.
 - iii) Whether off-site parking spaces are compatible with the use intended to be served, e.g., off-site parking is not ordinarily compatible with high turnover uses such as retail.
 - B) The location of off-site parking spaces will not create unreasonable:
 - i) Hazards to pedestrians.
 - ii) Hazards to vehicular traffic.
 - iii) Traffic congestion.
 - iv) Interference with access to other parking spaces in the vicinity.
 - v) Detriment to any nearby use.
 - C) The developer supplies a written agreement or attaches off-site parking by deed to the parcel to which such parking is designed to serve, approved in form by the City Attorney, assuring the continued availability of the off-site parking facilities for the use they are intended to serve.
- 3) All parking spaces required by the Land Development Code for residential uses should be located no further than the following distances from the units they serve:

Resident parking:	200 feet
Visitor parking:	250 feet

Distances shall be measured from the dwelling unit's entry to the parking space. Where a stairway or elevator provides access to dwelling units, the

stairway or elevator shall be considered to be the entrance to the dwelling unit. For purposes of measuring these distances, each required parking space shall be assigned to a specific unit on the development plan, whether or not the developer will actually assign spaces for the exclusive use of the specific unit.

A) *Size.*

i) ***Parking Spaces.***

^a A standard parking space shall be ten (10) feet wide and twenty (20) feet long.

^b Parallel parking spaces shall be a minimum of ten (10) feet wide and twenty-two (22) feet long.

^c A standard motorcycle parking space shall be a minimum of five (5) feet wide and eight (8) feet long.

^d Spaces for handicapped parking shall be the size specified by the applicable Florida Statutes.

^e A compact parking space shall be nine (9) feet wide and eighteen (18) feet long.

B) *Loading Spaces.*

The standard off-street loading space shall be twelve (12) feet wide, twenty-five (25) feet long, provide vertical clearance of fifteen (15) feet, and provide adequate area for maneuvering, ingress and egress. The City may require the length of one or more of the loading spaces to be increased up to fifty-five (55) feet in full-length tractor trailers are anticipated to be accommodated. Developers may install spaces that are larger than the standard, but the number of spaces shall not be reduced on that account.

C) *Layout.*

i) ***General Requirements.***

^a Pedestrian and bicyclist circulation facilities, roadways, driveways and off-street parking and loading areas shall be designed to be safe and convenient.

^b Parking and loading areas, isles, pedestrian walks, bikeways, landscaping and open space shall be designed as integral parts of an overall development plan and shall be properly related to existing and proposed buildings.

^c Buildings, parking and loading areas, landscaping and open space shall be designed so that pedestrians moving from

parking areas to buildings and between buildings are not unreasonably exposed to vehicular traffic.

- d Each off-street parking space shall open directly onto an aisle or driveway that, except for single family and two family residences, is not a public street.
- e Aisles and driveways shall not be used for parking vehicles, except that the driveway of a single family or two family residence or townhouse with an attached garage shall be counted as a parking space for the dwelling unit, or as a number of parking spaces as determined by the City based on the size and accessibility of the driveway.
- f The design shall be based on a definite and logical system of drive lanes to serve the parking and loading spaces. A physical separation or barrier, such as vertical curbs, may be required to separate parking spaces from travel lanes.
- g Parking spaces for all uses, except single family and two family residences and townhouse units with attached garages, shall be designed to permit entry and exit without moving any other motor vehicles.
- h No parking space shall be located so as to block access by emergency vehicles.
- i Grouped compact parking spaces shall be distributed evenly throughout the parking area to the greatest extent possible.
- j No designated off-street parking or loading space or drive shall be located within ten (10) feet of any multi-family structure or within three (3) feet of any other building or structure which such vehicular facility is intended to serve.
- k Dead end aisles with adjoining parking spaces shall have an extension of the aisle a minimum of five (5) feet beyond the last space to provide for vehicular maneuvering.

ii) ***Dimensions.***

The following table and illustration prescribe the required minimum dimensions of all parking spaces.

Reductions in required width and length may be permitted under the following conditions. Such reductions shall be utilized to reduce pavement area, preserve significant trees or vegetation or increase landscaped areas. The unpaved area resulting from such reductions shall not be credited towards

required vehicular use landscaping or be included within required buffers.

^a *REDUCED WIDTH.*

An unlimited number of spaces may be approved to be reduced to nine (9) feet wide to increase internal landscaped area above the minimums specified by the Land Development Code, and to preserve existing specimen trees.

^b *REDUCED LENGTH.*

Designers are encouraged to reduce paved areas by reducing the length of standard parking spaces to eighteen (18) feet of pavement with two (2) feet of overhang area. Continuous curbing or wheel stops shall be used at the end of the eighteen (18) foot dimension.

D) *Grass Parking.*

Designers are encouraged to provide grassed overflow parking areas where the number of spaces desired is greater than the Code minimums. Additionally, those uses that anticipate less parking demand than the Code minimum requires may utilize grassed overflow parking areas for up to twenty-five (25) percent of the requirements for general office, commercial, and industrial uses, and up to fifty (50) percent for recreational or institutional uses with weekly or less frequent peak demand. The provision for grassed parking to satisfy minimum parking requirements shall comply with the following standards:

- i) Grassed parking shall be shown on the development plan. Stormwater, landscaping, buffer, setback and other applicable provisions of the Land Development Code shall be complied with as though the area was being paved.
- ii) No grassed parking area shall be established within any required open space or landscape area, and no such area shall be credited toward required buffers and landscaping.
- iii) Spaces shall be delineated in some manner, such as use of railroad ties or wheel stops.
- iv) Grass may be substituted with cypress mulch, bark, gravel or other similar material provided such material is a minimum of two (2) inches deep, placed upon porous weed barrier and effectively contained within a border of concrete, railroad ties, or other rigid material.
- v) If grassed parking areas utilized to satisfy the minimum number of parking spaces are regularly used so as to become rutted, uneven, unable to drain properly, unsightly or

unmaintained, the City may require that the area be paved as specified in this Chapter.

E) *Access to Loading Spaces.*

- i) Each required loading space shall be accessible to street, service drive, or alley in a manner that will not interfere with the movement of vehicles passing the loading space.
- ii) No loading space shall be located so that a vehicle must back onto a public street or extend into any street right-of-way while being loaded or unloaded.

F) *Surfacing.*

i) ***In General.***

All parking and loading spaces, drives, access, aisles and other means of vehicular access required under the Land Development Code shall be graded and paved in accordance with the specifications described in Standard Paving and Drainage Details of the City of Fruitland Park, except as otherwise permitted.

ii) ***Alternative Surfaces.***

^a The City may allow specified parking spaces or areas to be surfaced with paver blocks, aggregate concrete, or other semi-impervious material in order to reduce adverse impacts to existing vegetation and trees shown to be preserved on a development plan.

^b The City may allow grass parking in accordance with provisions of Section 162.060(a)(3)(D) above.

^c The City may allow alternative surfaces such as brick, decorative block, or other material for decorative purposes provided such materials are determined to be acceptable substitute by the Department.

G) *Curbing, Wheel Stops and Speed Bumps.*

- i) Curbing, wheel stops, barriers to protect sidewalks, walls, fences or landscaped areas to prevent parking or loading where not permitted, shall be provided in accordance with the Code except for parking areas for single family or two family dwellings.
- ii) Wheel stops shall be installed at least twenty-four (24) inches to allow for two feet (2') overhang from an adjacent sidewalk, fence, wall or hedge, if required. The stops shall be

of the standard concrete curb, or other appurtenance or design feature that keeps a vehicle from obstructing a sidewalk or making contact with a wall, hedge, or fence. A sidewalk adjacent to a building may be used for vehicle overhang if the sidewalk is not less than seven (7) feet wide.

- iii) Speed bumps or other devices which create a hazardous break in the level surface of a roadway or drive shall not be permitted within the City.

H) *Marking.*

- i) Designated parking and loading spaces shall be marked on the surface of the parking space with paint or permanent marking material in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), and maintained in a clear and visible condition.

I) *Directional Arrows.*

In parking facilities containing twenty (20) spaces or more, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to expedite traffic movement in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

J) *Signs.*

The City may require a developer to install signs in addition to directional arrows and consistent with sign regulations in this code and the Manual of Uniform Traffic Control Devices (MUTCD) to ensure the safe and efficient flow of vehicles, both on-site and off-site as warranted.

K) *Landscaping.*

All off-street parking and loading areas shall be landscaped in accordance with the landscaping and tree protection regulations in the Land Development Code.

L) *Lighting.*

Parking lots of twenty (20) spaces or more that are to be used after dark shall be lighted. The lighting shall not shine directly upon any adjacent residence or street, and shall not produce excessive glare. Lighting to be maximum of 0.5 foot candle at property line. Lighting to be dark sky compliant.

SECTION 162.070: REQUIRED STACKING AREA FOR DRIVE THROUGH FACILITIES.

All commercial and office uses utilizing drive through facilities shall provide vehicle stacking area based on the following criteria:

a) Size of Space.

Stacking area shall be designed on a ten (10) foot by twenty-two (22) foot space per required vehicle.

b) Design of Stacking Area.

The stacking area required below shall be designed so as to operate independently of other required parking and circulation areas. The required number of vehicle spaces shall include the vehicle served.

REQUIRED STACKING AREA	
<i>LAND USE</i>	<i>NUMBER OF SPACES</i>
FINANCIAL INSTITUTIONS	5 spaces per service lane
RESTAURANT	6 spaces per service lane with a minimum of 3 spaces behind the order station or menu
UTILITY BUSINESS OFFICE	8 spaces per service lane
AUTO WASH (SELF SERVICE)	3 spaces per service lane
AUTO WASH (ATTENDANT SERVICE OR DRIVE THROUGH AUTOMATIC SERVICE)	8 spaces per service lane
SERVICE STATIONS (GASOLINE, QUICK LUBE, AND OTHER DRIVE THROUGH FACILITIES)	3 spaces per service lane
ALL OTHER DRIVE THROUGH FACILITIES	3 spaces per service lane

SECTION 162.080: PEDESTRIAN/BICYCLE ACCESS.

a) In General.

All new development shall be required to provide for pedestrian/bicycle access in accordance with this Section. Such access shall be separate from general vehicular traffic and directed to provide safe access to bicycle parking areas, main entrances and other appropriate focal points.

1) Location.

All new development shall construct the following when required by the City:

- A) Sidewalks which would logically extend and connect to an existing sidewalk.
- B) Sidewalks to connect new development with existing or proposed sidewalks or bikeways within the right-of-way when the total required number of parking spaces for the development exceeds thirty-five (35).
- C) Complete internal sidewalk systems within multi-family developments which connect buildings, parking areas and common facilities.
- D) Sidewalks which separate parking areas from buildings, and provide safe pedestrian access from parking areas to buildings.
- E) Sidewalks required as part of any subdivision, site or planned development approval.
- F) Sidewalks in adjacent rights-of-way.

Further, in addition to the sidewalks set forth above which may be required by the City, all new development shall provide for, as a minimum, sidewalks on both sides of all roads which are part of any subdivision in the following manner:

- G) A sidewalk shall be constructed upon the portion of the right-of-way abutting any lot upon which construction has commenced prior to the issuance of a certificate of occupancy for the structure being constructed.
- H) Upon the issuance of a building permit for construction upon a lot in a subdivision, which lot would cause the total number of lots in the subdivision upon which construction has either been commenced or completed to equal or exceed eighty percent (80%) of the total number of lots platted, the developer of the subdivision or the owner or owners of the remaining lots upon which no construction has commenced shall immediately cause sidewalks to be constructed upon the portion of the right-of-way abutting those remaining lots upon which no construction has commenced. Construction of these remaining sidewalks shall commence no later than thirty (30) days following notice by the City that such construction is required, and shall be completed within ninety (90) days of commencement.

2) Specifications.

The minimum specifications for sidewalks shall be in accordance with the Standard Paving and Drainage Details of the City of Fruitland Park.

b) Design of Bikeways and Sidewalks.

Bikeways should be designed to take advantage of natural areas and provide a visually pleasurable route by meandering around and through natural undisturbed areas, landscape buffers and man-made landscape features. The minimum radius of any curve in the layout of a bikeway shall be twenty-five (25) feet.

SECTION 162.090: ROADWAYS.

a) In General.

The following Section describes the City's program for ensuring an effective, efficient and attractive roadway network. All new development shall be required to comply with these regulations as applicable in order to promote the purposes and determinations stated herein.

b) Right-of-Way.

Following are generalized right-of-way width requirements for new development within the City:

ROAD CLASSIFICATION	WIDTH
Major Collector	100 feet
Minor Collector	80 feet
Local	50 feet

These are generalized width requirements and may have to be increased, at the request of the appropriate jurisdiction, if the proposed project fronts on a State or County road.

c) Additional Right-of-Way.

A proposed subdivision or site plan that abuts or encompasses an existing public road that does not conform to the minimum right-of-way requirements shall provide for the dedication of additional right-of-way along either one (1) or both sides of said road to meet the minimum right-of-way required by these regulations.

If the proposed subdivision abuts only one (1) side of said road, then a minimum of one-half of the required right-of-way shall be dedicated or reserved by such subdivision or site plan.

CHAPTER 165

ENVIRONMENTAL PROTECTION REGULATIONS

SECTION 165.010: WETLANDS PROTECTION.

The purpose of this Article is to preserve, protect and enhance the wetlands within the City, based on a policy of no net loss of wetland function, in acknowledgement of the important natural function of wetlands in flood control, water quality and wildlife preservation.

SECTION 165.020: PERMIT REQUIREMENTS FOR WETLAND ALTERATION.

It is hereby unlawful for any person to engage in any activity which will remove, fill, drain, dredge, clear, destroy, or alter any wetland or buffer, without obtaining a wetlands alteration permit from the appropriate jurisdictional agency.

a) Application Procedure.

Application shall be made to the City as part of the application for development plan approval, when applicable. Application submittal shall include the following information:

- 1) Name, address and phone number of applicant, and of any biologists, engineers, or other consultants providing information or acting as agent for the applicant.
- 2) A survey of the property which delineates existing structures, pavement, adjacent streets and other improvements.
- 3) A sketch, map or survey with the type and extent of wetland area as designated by the St. Johns River Water Management District (SJRWMD) mapped to scale, or a copy of any previously submitted permit application to other agencies depicting the subject wetlands.
- 4) A detailed description of any proposed activity within the jurisdictional wetlands and buffer zones.
- 5) Copies of permit applications made to all Federal, State and regional agencies with jurisdiction over the wetlands on the site.

b) Permit Issuance.

The City shall accept wetland alteration permits issued by Federal, State or regional agencies where such permits are deemed to completely address the requirements of this Article. No final development order shall be issued by the City until any or all such other permits are issued.

SECTION 165.010: WETLANDS PROTECTION.

Application for a wetlands alteration permit shall meet the following wetlands protection standards:

- a) There shall be no net loss of wetland function, and wetlands shall be protected or used in a manner that does not adversely impact their beneficial functions. Passive recreation activities such as, but not limited to, boardwalks, fishing piers and boat docks; and nature trails are allowed within wetlands.
- b) Wetlands shall be protected from sedimentation during development activities.
- c) Where impacts on wetlands are determined to be unavoidable, mitigation shall be required based on the appropriate jurisdictional agency requirements.
- d) Wetlands shall be buffered through preservation or planting of a suitable width of upland vegetation, based on the criteria of Section 165.040 of this Chapter.
- e) Non-altered wetlands or created wetlands shall be placed in a conservation easement in accordance with Chapter 704.06, F.S., and recorded in the Public Records of Lake County. Dedication of the conservation easement shall be to the City of Fruitland Park or a State of Florida regulatory agency.

SECTION 165.040: BUFFER REQUIREMENTS.

Buffer zones shall be established upland of the landward extent of the wetland jurisdictional line as determined by the St. Johns River Water Management District criteria.

- a) The following buffers shall be required for isolated wetlands, non-isolated wetlands, and wetlands hydrologically connected (contiguous to) to rivers or streams:

WETLAND TYPE	BUFFER WIDTH
Isolated	15 feet
Non-Isolated	25 feet
Rivers and Streams	50 feet

- b) The buffer may be modified along the perimeter of the wetland system to accommodate the development design. In this case, the upland buffer shall be located such that no less than an average and minimum buffer, as listed below, exists along the perimeter of the wetland system.

WETLAND TYPE	AVERAGE BUFFER WIDTH	MINIMUM BUFFER WIDTH
Isolated	15 feet	10 feet
Non-Isolated	25 feet	15 feet
Rivers and Streams	50 feet	35 feet

- c) The buffer may coincide with a portion of the required setback on a developable lot, however, no building or primary structure shall be permitted within ten (10) feet of the buffer boundary.
- d) In such cases where limited vegetation cover and/or lack of native vegetation occurs within the upland extent of the wetland system stormwater swales and sodding will be permitted to occur within the upland buffer zone. The extent of the stormwater swales encroachment within the upland buffer shall be limited to 50%.
- e) In no case shall a buffer impede reasonable access to a body of water.

SECTION 165.050: EXEMPTIONS.

Activities which are exempt from the requirements of this Chapter include:

- a) Minor maintenance or emergency repair to existing structures or improved areas.
- b) Timber catwalks and docks four feet (4) or less in width.
- c) Recreational fishing or hunting, and creation and maintenance of temporary blinds.
- d) Selective cutting or hand-removal of non-native problematic vegetation including cattails (*Typha* spp.), primrose willow (*Ludwigia* spp.), wild taro (*Colocasia esculenta*), giant reed (*Phragmites* spp.), paragrass (*Panicum purpurascens*), punk tree (*Malaleuca quinquenervial*), and pepper tree (*Schinus terebinthifolius*).
- e) Clearing of native vegetation within any shoreline shall be limited to 25 feet in width as measured parallel to the shoreline pursuant to Section 165.100 of the Land Development Code.
- f) Stormwater structures limited to outfall structures such that the installation of the structures does not adversely affect the function of the wetland.
- g) Cleared walking trails four (4) feet or less in width and having no structural components or impervious surface.
- h) Utility crossings.
- i) Maintenance, together with incidental dredge and fill activities in ditches, retention and detention areas, public road and other rights-of-way, and other related drainage systems.
- j) Bonafide mosquito control activities.
- k) Activities within artificial wetlands which are created as part of a man-made treatment system.
- l) Constructing fences where no fill is required and where navigational access will not be hindered.

SECTION 165.060: VIOLATIONS.

The following remedies and penalties shall apply to violations of this Chapter:

- a) No variance or appeal will be considered, where the action or requirement in question clearly is derived from the actions or requirements of Federal, State or regional agencies as part of their permitting process.
- b) A stop work order shall be issued for all sites in violation where any construction has been previously authorized. No further City permits shall be issued for the subject site, nor any attendant inspection made, until such violations are corrected or a restoration mitigation plan has been approved by the appropriate jurisdictional agency. This shall include a certificate of occupancy for any attendant structure.
- c) Where violations of the dredge and fill or wetland rules and regulations imposed by Federal, State or regional agencies are noted by the City, such violations will be reported in writing to the appropriate agency.

SECTION 165.070: VARIANCES AND APPEALS.

Variations and appeals to this Chapter shall be considered as follows:

- a) No variance or appeal will be considered, where the action or requirement in question clearly is derived from the actions or requirements of Federal, State or regional agencies as part of their permitting process.
- b) Minor technical variances, where clearly within the intent of this Chapter, may be authorized by the City Manager.
- c) Variations shall be considered based on the procedures of Chapter 168.
- d) Appeals shall be considered based on the procedure in Chapter 152.

SECTION 165.080: SHORELINE PROTECTION REGULATIONS.

To protect the shoreline areas of the City and to specifically regulate the land use development of these shorelines.

SECTION 165.090: SETBACKS.

- a) Setbacks from the Ordinary High Water Line (OHWL) shall be as follows:
 - 1) All habitable structures shall be located no closer than thirty-five feet (35').
 - 2) Septic tanks shall be located a minimum of one hundred (100) feet from the OHWL or as far landward from the shoreline as possible based on the depth of the lot.

SECTION 165.100: CLEARING LIMITATIONS.

- a) No more than a total of twenty-five (25) feet of the shoreline vegetation of any lot measured parallel to the shoreline, may be removed by hand for the creation of a beach, or for any other purpose or structure.
- b) Exotic and nuisance plant species such as cattails, primrose willow, elderberry, wild taro, giant reed, paragrass, punk tree, and pepper tree may be removed from the entire shoreline.

SECTION 165.110: WASTE DISPOSAL.

- a) Disposal of any wastes, including but not limited to, liquid, solid, construction materials, debris, including yard trash, is prohibited within the shoreline buffer.

SECTION 165.120: PERMIT REQUIRED.

- a) Applications for new development or substantial improvements to existing development at a shoreline shall provide copies of all State and Federal regulatory agency permits to the City prior to construction or clearing. These regulatory agencies include, but are not limited to, U.S. Army Corps of Engineers (ACOE), St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Regulation (FDER) and the Florida Department of Natural Resources (FDNR). Compliance with the "Best Management Practices" specified in Section 158.060(c) "Clearing and Grading Standards" shall be necessary for all shoreline development, to limit chemical and sediment pollutant discharge to the adjacent water body.

SECTION 165.130: BUFFERS.

- a) A buffer zone preserving the native upland vegetation shall be provided around lakefronts and open water bodies which are constructed or preserved on new development sites.
- b) The buffer zone may consist of preserved vegetation, to include canopy, understory and ground cover of native species, if present.
- c) The edge of the buffer zone shall begin at the upland limit of the wetland or littoral zone, whichever is greater.
- d) A minimum of twenty-five (25) feet of such buffer shall be provided that lies adjacent to uplands.

SECTION 165.140: WHOLLY OWNED LAKES AND OPEN WATER BODIES.

- a) If the lake or open water body is wholly owned and contained within a single lot or parcel then the buffer may be modified to allow for greater access. In this case, the upland buffer shall be located such that not less than an average of

twenty-five (25) feet of total upland buffer with a minimum of ten (10) feet exists along the perimeter or the wetland littoral zone.

SECTION 165.150: CONSERVATION EASEMENT.

- a) All area preserved or conserved under this Chapter shall be recorded with the Public Records of Lake County as a conservation easement in accordance with Chapter 704.06, F.S.
- b) Dedication of the conservation easement shall be to the City of Fruitland Park or a State of Florida regulatory agency.

SECTION 165.160: CONSTRUCTION STANDARDS.

- a) Standards for construction activities within shoreline areas are stated within Chapter 158, "Stormwater Management."

SECTION 165.170: EXEMPTIONS.

- a) Individual single family dwellings constructed within existing lot or parcels of record are exempt from the upland buffer requirement.

SECTION 165.180: LISTED SPECIES AND NATIVE VEGETATION PROTECTION.

The purpose of this section is to protect the natural resources of the City for the benefit of its citizens, specifically to prevent destruction of listed plant and animal species in the City and to preserve areas of native vegetation.

SECTION 165.190: APPLICABILITY.

- a) Application shall be made as part of the application for development plan approval, when applicable. Application submittal shall include the following information:
 - 1) An environmental assessment and wildlife survey shall be required for projects which are more than ten (10) acres in size and/or exceed two (2) acres of impervious surface. The environmental assessment shall be prepared by a qualified biologist and/or environmental scientist. The environmental survey shall delineate and label the vegetative community types observed on the site, in accordance with the "Natural Communities Listing" in the Appendix to the Land Development Code;
 - 2) Indication of the presence of listed species evidence;
 - 3) Delineation of the field surveying method applied, such as transect, arrays, etc.
 - 4) For projects less than ten (10) acres and/or less than two (2) acres of impervious surface in size and located within the Native

Vegetation Communities as designated on Map I-5 of the Future Land Use Element, the applicant shall submit a Florida Land Use, Cover and Forms Classification System (FLUCFCS) map delineating the extent of the native vegetation on site.

- 5) If listed species are found on properties, a Habitat Management Plan shall be required if on-site preservation is warranted. The Management Plan shall be prepared as outlined in Section 165.210 of this Chapter. The Habitat Management Plan must receive approval from Florida Game and Fresh Water Fish Commission and U.S. Fish and Wildlife Service (if applicable) before final construction plan approval.

SECTION 165.200: NATURAL COMMUNITY.

The vegetation of the natural community shall be preserved through project site design. A minimum of ten (10) percent of the total cumulative acreage of natural upland communities which occur on-site shall be preserved. In no case, shall the required set aside areas exceed the open space requirements for the proposed development. The preserved set aside area(s) shall be allowed as credit toward landscape requirements, landscape buffers, wetland buffers, habitat protection areas and open space requirements.

SECTION 165.210: HABITAT MANAGEMENT PLAN.

- a) The Habitat Management Plan must be prepared by a qualified biologist and/or environmental scientist. This management plan must document the species targeted for preservation, population estimate, the habitat needs of the species and the management techniques which will be utilized to preserve the habitat. The management plan shall include:
 - 1) A map at the scale of the development application to include the following:
 - A) Habitat classifications depicted by using FLUCFCS codes;
 - B) location of individuals, nest sites, burrows, feeding areas, roosting areas, etc., and
 - C) areas to be preserved, including habitat and buffers.
 - 2) Management Plan
 - A) Implementation plan;
 - B) schedule; and
 - C) responsible parties.
- b) The applicant or his successor in interest is fully responsible for all aspects of the implementation of the management plan. A monitoring report as to the condition of the habitat and the results of the management techniques applied

to the habitat shall be submitted to Florida Game and Fresh Water Fish Commission for review on an annual basis from the date when Authorization for Construction was approved.

- c) The Preservation Areas and associated buffers shall exist as "open space" for the development and will be credited toward open space requirements. Development within these areas shall be limited to passive recreational activities which do not degrade the habitat and may include picnic areas and mulched trails. A conservation easement shall be granted to the City for the preserved areas and associated buffers as a condition of the Final Development Order. In addition, the transfer of density from the Preservation Area to be unoccupied area is permitted within a Planned Unit Development (PUD).
- d) In the event that adjacent parcels include conservation easements or other public lands, the City shall propose to connect the easements to provide wildlife corridors.

SECTION 165.220: OFF-SITE MITIGATION.

The property owner and/or developer may contribute funds in lieu of protecting critical habitat on-site. The funds may be allocated toward a county or regional mitigation park or contributed to the "Fish and Wildlife Trust Fund" administered and managed by the Florida Game and Fresh Water Fish Commission (FGFWFC). Contributions will be based on the acreage of on-site suitable habitat that would otherwise be required to be preserved. The amount of the contribution will be determined by either the administration of the designated mitigation bank and/or FGFWFC.

SECTION 165.230: RELOCATION.

The property owner and/or developer may relocate species individuals utilizing the standards and criteria developed by FGFWFC and/or U.S. Fish and Wildlife Service.

A copy of the Relocation Permit shall be forwarded to the City prior to initiation of the relocation effort.

SECTION 165.240: PRIME RECHARGE AREAS AQUIFER PROTECTION STANDARDS.

The purpose of this section is to comply with Comprehensive Plan Policy 5-1.2.1 Restrict Activities Known to Adversely Affect the Quality of Surface and Ground Water within the Goals and Objectives of the Conservation Element of the City of Fruitland Park. It is the intent of this section to prohibit Large Quantity Generators of hazardous wastes within the areas designated as High or Prime Recharge Areas as designated by the St. Johns River Water Management District.

SECTION 165.250: DETERMINATION OF HIGH OR PRIME RECHARGE AREAS.

High or Prime ground water recharge areas shall be those areas designated by St. Johns River Water Management District pursuant to Section 373.0395 F.S.

SECTION 165.260: PROHIBITIONS.

Large Quantity Generators of hazardous waste as designated by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Regulation (FDER) shall be prohibited within areas designated at High or Prime recharge areas.

SECTION 165.270: HAZARDOUS SUBSTANCES.

- a) All new development involving the handling, generation or storage of hazardous wastes shall meet the following standards for permitting approval:
 - 1) Environmental Protection Agency, 40 CFR Parts, 260, 261, 262, 263, 270 and 271, dated March 24, 1986, as amended.
 - 2) Florida Department of Environmental Regulation, including the submittal of the approved state permits, relating to rule 17-730, F.A.C., Hazardous Waste; rule 17-761, F.A.C., underground storage tank systems; and rule 17-762, F.A.C., above ground storage tank systems.

SECTION 165.280: SINKHOLE PROTECTION STANDARDS.

The purpose of this subsection is to comply with Comprehensive Plan Policy 5-8.1 Designation of Environmentally Sensitive Areas, Policy 5-8.6 Development Restrictions Within and Adjacent to Sinkholes and Policy 5-2.9 Groundwater Contamination Introduced through Sinkhole Passages within the Goals and Objectives of the Conservation Element for the City of Fruitland Park.

SECTION 165.290: PROTECTION STANDARDS.

- a) When the sudden collapse of the land surface develops due to the effects of sinkhole development there are also other environmental hazards involved. Proper planning and engineering to repair or alleviate damages are needed to reduce adverse environmental impacts.
- b) A geological/geotechnical investigation to evaluate potential sinkhole hazards may be required either in the planning phase of a site plan or as a remedial action. If a sinkhole hazard is significant, then it is warranted that a detailed site specific investigation be conducted.

SECTION 165.300: DEVELOPMENT STANDARDS.

- a) For all development proposals whether residential or non-residential, a geologic investigation may be warranted to determine the potential for development. This investigation must be prepared and conducted by a certified geologist or professional engineer and submitted to the City Commission for consideration. The geologic investigation shall be designed to produce information and provide recommendations for site planning, engineering design and construction techniques.

- b) The City Commission shall make recommendations upon the approval or denial of the development proposals based upon the scale of the development and the hazards revealed within the investigation.

SECTION 165.310: PROTECTION STANDARDS FOR SINKHOLE AREAS.

- a) No stormwater structures other than stormwater swales shall be placed within 50 feet of any existing sinkhole area.
- b) No utility structures, above or beneath ground, shall be placed adjacent to an existing sinkhole unless approved by the City Engineer.
- c) No buildings, structures or impervious surface shall be located adjacent to an existing sinkhole unless approved by a certified geologist or professional engineer following a completed geologic investigation.
- d) No septic systems or drain fields, swimming pools, solid waste disposal areas, or chemical storage shall occur within 100 feet of the existing sinkhole unless approved by a certified geologist or professional engineer following a completed geologic investigation.
- e) All stormwater designs located adjacent to existing sinkholes must receive approval from the St. Johns River Water Management District.

SECTION 165.320: CONSERVATION EASEMENT.

All existing sinkholes and/or any new sinkhole areas shall be placed into a conservation easement, if warranted. The conservation easement shall be recorded with the Public Records of Lake County in accordance with Chapter 704.06 F.S.

Dedication of the conservation easement shall be to the City of Fruitland Park or a State of Florida regulatory agency.

SECTION 165.330: AIR QUALITY AND OPEN BURNING.

The purpose of this section is to comply with Comprehensive Plan Policy 5-1.1 Promote Activities Conducive to Safe Air Quality within the Goals and Objectives of the Conservation Element for the City of Fruitland Park.

The City Commission finds that it is in the best interest of the public health and safety and the environment to prohibit the open burning of material discarded incidental to land clearing or construction practices. It is the purpose of this subsection to regulate open burning.

SECTION 165.340: PERMIT REQUIRED.

Prior to conducting open burning, a permit shall be obtained from the Fire Department.

SECTION 165.350: EXEMPTIONS.

The following activities are exempt from the provisions of this subsection:

- a) Burning activities incidental to agricultural and silvicultural operations as set forth in the State of Florida Department of Agriculture and Consumer Services, Division of Forestry (Chapter 5I-2, Florida Administrative Code).
- b) Burning activities associated with the use of above ground refractory air curtain incinerators permitted by the Florida Department of Environmental Regulation (FDER) and operated by governmental entities; and
- c) Open burning activities to reduce yard trash and household paper products generated on occupied residential premises of not more than two family dwelling units, subject to setbacks, time frames, and other conditions and restrictions as stated within Chapter 17-256, Open Burning and Frost Protection Fires, Florida Administrative Code (F.A.C.).
- d) Open burning activities associated with control burns of native vegetative communities and habitat management. These activities must be supervised by either the Division of Forestry or a qualified consultant.

SECTION 165.360: PROHIBITIONS.

All land uses in all zoning districts shall be constructed and operated in a manner which is not injurious or offensive to the adjacent land uses due to the emission or creation of smoke, dust or other particulate matter, toxic or noxious waste material and fire.

- a) Air Pollutants.

Air pollutants, including smoke and particulate matter shall be regulated by the standards cited below:

- 1) Smoke.

Every use shall be so operated so as to prevent the emission of smoke as specified in Chapter 17-2 F.A.C. Florida Department of Environmental Regulation, Air Pollution and Chapter 17-256, Open Burning and Frost Protection Fires.

- 2) Particulate Matter.

Every use shall be operated so as to prevent the emission of solid matter into the air as specified in Chapter 17-2 F.A.C. Air Pollution.

SECTION 165.370: HAZARDOUS WASTE AND MATERIALS.

The following definitions shall apply in determining what constitutes hazardous wastes in the City of Fruitland Park:

- a) Hazardous substance – means any substance which is defined as a hazardous substance in 42 USC Section 9601 (14) and which is designated as a hazardous substance in 40 CFR Section 302.4 (1987).
- b) Facility – means (a) any building structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, or aircraft; or (b) any site or area where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located; but does not include any consumer product in consumer use or any vessel.

SECTION 165.380: HAZARDOUS WASTE GENERATORS.

All users and generators of hazardous waste and materials located in the City of Fruitland Park shall submit plans, procedures and necessary government permits to the City Commission to insure that such waste and materials are properly stored, disposed and processed. The City Commission shall have the authority to require that such plans, procedures and permits include, but are not limited to, the following:

- a) Construction Plans, Procedures and Facilities.

Explanation of procedures, processes and facilities to be utilized for the storage, disposal and processing of hazardous waste and materials.

- b) Federal, State and Local Governmental Agencies.

Documentation from responsible governmental agencies that approved the construction plans, procedures and programs for the premises in question. Such responsible agencies shall include one or more of the following:

- U.S. Environmental Protection Agency
- U.S. Department of Transportation
- Florida Department of Environmental Regulation
- Florida Department of Natural Resources
- Florida Department of Transportation
- Florida Department of Community Affairs
- Florida Department of Labor and Security
- Florida Department of Law Enforcement
- Florida Department of State
- St. Johns River Water Management District

- c) Private Agencies.

Documentation from private agencies and businesses may include information, contracts, agreements, procedures and similar materials from private waste management companies employed by the owner to dispose of hazardous waste and materials from the premises in question.

CHAPTER 168

VARIANCE PROCEDURES

SECTION 168.010: VARIANCES

a) In General

Requests for variances from requirements of the Development Code shall generally be considered for those provisions which regulate site development and the requirements applicable to existing development. Requests for variances to permit a use which is not allowed as a permitted use or by special exception within the specific zoning district shall not be considered. In addition, request for variances to permit the nonconforming use of any land or structure, or the continuance of any nonconforming use shall not be considered.

b) Specialized Variance Procedures and Requirements

Specialized variance procedures and requirements in lieu of, or in addition to, the requirements of this Chapter, are outlined in the following locations:

- 1) Chapter 157, "Subdivisions and Plats".
- 2) Chapter 161 "Building and Fire Codes".

c) Application for Variances

Application for variance shall be made on the appropriate forms provided by the City for that purpose, and shall be accompanied by the appropriate review fee. The applicant shall submit one (1) hard copy and one (1) electronic copy of the application and supporting documents to address items 2) and 3) below and the review criteria of Section 168.010 (f). Variances shall be considered as follows:

- 1) Applications for variance shall be submitted no later than two (2) weeks in advance of the regularly scheduled Technical Review Committee (TRC) meeting in order to be considered at that meeting.
- 2) Applications for variance shall include a legal description of the property, sketch or survey of the property, proof of ownership, and authorization of the owner if represented by an agent or contract purchaser.
- 3) In addition, the applicant shall provide a written statement which explains the conditions and circumstances of the alleged hardship, the proposed action by the applicant should the variance be granted, and the necessity of the action. The written statement shall clearly justify the granting of relief

from requirements of the Development Code, and satisfactorily address the review criteria of this Chapter.

d) Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- 1) Adjoining Owners. At least one (1) week prior to the Planning and Zoning Board hearing, the City shall send notice of the proposed variance to the owners of all adjoining properties within two hundred (200) feet of the subject property. Such notice shall include the date, time and place of the public hearing, along with a clear and concise description of the proposed variance.
- 2) Posting of Property. At least one (1) week prior to the Planning and Zoning Board hearing, the applicant shall post the property that is subject of a public hearing with signs notifying the public of the proposed variance, date of public hearing, and the department to contact for further information. Signs shall be placed, at a minimum, along all public road frontages, with a minimum of one (1) sign per five hundred (500) feet along any one (1) frontage.
- 3) Public Advertisement. Notice of public hearing shall be published in a newspaper of general circulation within the City at least one (1) week prior to the City Commission hearing. Notice shall also be posted in a conspicuous location at City Hall, and may be posted at other public locations at the discretion of the City.

e) Procedure for Public Hearing.

- 1) TRC. The Technical Review Committee will review all applications for compliance with the review criteria and make a recommendation to the Planning and Zoning Board. A recommendation to the Board will consider and specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons for compliance with the criteria specified.
- 2) Planning and Zoning Board Action. The Planning and Zoning Board shall consider and make recommendations to the City Commission on every variance request at the public hearings as noticed in subsection (d) above. A decision of the Board to vary the application of any provision of this Code shall specify in what manner such variation or modification is made, the reasons therefore.

- 3) City Commission Action. The City Commission shall consider the recommendation of the Planning and Zoning Board before taking action on proposed variances. A decision shall then be made by the City Commission whether or not to approve any variation from the Code. Any variance shall specify in what manner such variation or modification is to be made, the conditions upon which it is made and reasons therefor.
- f) Review Criteria. When reviewing an application for a variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria:
- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
 - 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;
 - 3) Literal interpretation and enforcement of the Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Development Code, and would work unnecessary undue hardship on the applicant;

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
 - 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Development Code to other lands, buildings or structures in the same zoning district; and
 - 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.
- The above criteria shall be used to determine the justification for granting of relief from requirements of the Development Code. Each applicant for a variance request shall demonstrate how each criteria applies to the specific case.
- g) Financial Hardship. Financial disadvantage or inconvenience to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
 - h) Physical Hardship. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Planning and Zoning Board and the City Commission.

- i) Conditions of Approval.
- 1) Conditions and Safeguards. In granting any variance, the Planning and Zoning Board may recommend and the City Commission may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Development Code in general. Such conditions may include time limits for initiation of the variance, specific minimum or maximum limits to regular Development Code requirements, or any other conditions reasonably related to the requirements and criteria of this Chapter.
 - 2) Transfer of Variances. Variances run with the property and the use of a variance may be transferred to another party for use on the same property.
 - 3) Expiration of Variance Approval. A variance that has not been utilized within two (2) years of being granted shall not be utilized without a new public hearing in accordance with requirements of this Chapter.

BESH Comments

APPENDIX 2

WATER/~~SEWER~~ UTILITIES STANDARD SPECIFICATIONS

**change verbiage:
change sewer and sewage to
wastewater throughout**

CITY OF FRUITLAND PARK
506 WEST BERCKMAN STREET
FRUITLAND PARK, FLORIDA 34731

WATER & SEWER UTILITIES
STANDARD SPECIFICATIONS

STANDARD UTILITY SPECIFICATIONS
FOR THE CITY OF FRUITLAND PARK, FLORIDA

The specifications set forth herein are meant to provide minimum standards for the construction of water and sewage transmission and collection facilities which meet the following conditions:

1. Facilities to be constructed within the City of Fruitland Park rights-of-way.
2. Facilities to be turned over to the City of Fruitland Park.
3. Facilities to become a permanent part of the City of Fruitland Park utilities system.

These specifications are not meant to be totally restrictive in nature; that is, they do not depict the only acceptable method of design. Rather, their purpose is to describe minimum acceptable standards of construction and to promote uniformity where practical. It is felt that adherence to the standards presented in this booklet will benefit both the citizens of Fruitland and the operators of the facilities.

Water and sewer improvements shall be in general accordance with the City's adopted planning documents and other documents that the City may wish to add.

Should any design be submitted which varies significantly from the standards set herein or uses materials other than those recommended, it should be accompanied by appropriate supporting documentation or engineering studies.

Please note that all plans submitted for review must be in conformance with all Federal, State, County, and City regulations established by recognized private and governmental agencies, unless stated otherwise in these specifications.

FRUITLAND PARK
WATER & SEWER UTILITIES STANDARD SPECIFICATIONS
TABLE OF CONTENTS

SECTION #	SECTION TITLE
1	Basic Information
2	Utility Excavation, Trenching and Backfilling
3	Casing Pipe-Boring and Jacking
4	Pipe, Fittings, Valves, & Appurtenances
5	Sanitary Gravity Sewers
6	Sanitary Sewage Force Main
7	Sewage Pumping Station
8	Water Distribution System
9	Concrete
10	General Notes - Specifications For Lift Stations
11	Standard Detail Drawings
Appendix "A"	Wastewater--Equivalent Residential Unit Determination
Appendix "B"	Water--Equivalent Residential Unit Determination
Appendix "C"	Definitions

SECTION 1
BASIC INFORMATION

1.1 AUTHORITY

- 1.1.1 Approval
- 1.1.2 Scope and Intent
- 1.1.3 Variances
- 1.1.4 Changes To These Standards

1.2 GENERAL

- 1.2.1 Pre-Design Conference
- 1.2.2 Plans
- 1.2.3 Construction
- 1.2.4 Inspection
- 1.2.5 Maintenance
- 1.2.6 Transfer Of Private Ownership
- 1.2.7 Property Ownership
- 1.2.8 Time Period Of Approved Plans

1.3 MATERIALS

- 1.3.1 Trade Names

SECTION 1

BASIC INFORMATION

1.1 AUTHORITY

1.1.1 Approval

These design standards are accepted and approved by the City Commission.

1.1.2 Scope and Intent

It is intended for these Development Procedures to establish minimum engineering requirements for projects submitted to the City. The development procedures will apply to all development and construction projects, both public and private, within the jurisdiction of the City of Fruitland Park.

1.1.3 Variances

Under extreme conditions with specific applications, the following procedures and policies may be altered to meet certain conditions that are beyond the control of the developer and provided such deviations or alterations are acceptable to the City. Final decisions concerning such alterations shall be made by the City Manager or his appointed representative.

1.1.4 Changes To These Standards

Changes to these standards may be made by Resolution adopted by the City Commission.

1.2 GENERAL

The Developer and his engineer are reminded that all water and sewer system components must be flood proofed against the 100-Year flood occurrence and against inflow and infiltration.

1.2.1 Pre-Design Conference

It is strongly recommended that a pre-design conference between the owner, his engineer, and the City be held.

1.2.2 Plans

A. Submission

- 1) All construction plans submitted to the City for review and approval shall bear the seal and signature of the Florida Registered Professional Engineer responsible for the project. The address and telephone number of this person shall be shown along with the signature.
- 2) Six (6) sets of plans and specifications shall be submitted for approval to the City.

B. Assembly

1) Sheet Size

The standard size sheet for construction plans submitted to the City for approval shall be 24" X 36". Work sheets and data sheets used in preliminary design work and reviews are not limited to any size, except that which is convenient to handle.

2) Items Of Construction Required

The developer shall provide as appropriate water and sanitary sewers, and all other necessary improvements in accordance with City specifications, standards and policies.

C. Utility Coordination

It shall be up to the developer to coordinate all utilities within his development.

D. City Standards And Specifications

Copies of City standards and specifications may be obtained from City Hall at the cost of reproduction.*

add: Electronic copies are also available upon request.

1.2.3 Construction

A. Start

1) Notification

The City shall be notified in writing of proposed date of the beginning of construction of the water and sanitary sewer facilities. Any time that work is to stop for a period of time in excess of two (2) working days, the City shall be notified of such interruption.

2) Pre-Construction Conference

A pre-construction conference shall be held at least two (2) days before the commencement of construction. A letter of credit or performance bond in an amount not less than 110% of the cost of all uncompleted municipal improvements shall also be provided. The developer shall be responsible for arranging this conference with the City.

- (a) Required insurance certificates will be provided by the developer to the City when work involves City property, right-of-way, or easement.

B. Completion

1) As-Built Drawings

Within two (2) weeks following final inspection, the developer shall submit three (3) white-background prints of as-built drawings to the City. These drawings shall be signed and sealed by a registered engineer, (the same one responsible for the originally approved design) attesting that the accuracy of the location of the facilities shown are, in fact, correct.

2) Certificates Of Compliance

Certificates of compliance with the specifications furnished by the material supplier shall be submitted on all materials used in the completion of this work.

C. Off-Site Pollution Protection

It will be the developer's responsibility to provide ~~downstream siltation protection~~ during construction. In the event such protection is inadequate, it will be the developer's responsibility to remove any downstream siltation prior to the time of final inspection.

replace: erosion control

1.2.4 Inspection

A. Periodic

The City will periodically visit the project site to make a visual inspection of the progress of the work and methods of construction. Upon observation of work not done in accordance with the plans and specifications, the City will notify the developer's contractor and request that necessary corrections be made or tests performed to assure compliance with the specifications, at no cost to the City.

B. Final

The City shall be notified in writing when the project is complete. Upon receiving a written request for final inspection of the completed work, the representatives of the City, together with the representatives of other interested agencies, shall perform the final inspection within two (2) weeks of the receipt of the request.

1.2.5 Maintenance

All items or systems must be designed in such a manner to minimize future maintenance. A two-year maintenance bond (20%) of approved construction cost shall be furnished to the City at the time of final acceptance along with all warranties and manufacturers' manuals for all items to be maintained by the City. All disturbed earthen areas shall be grassed and mulched or sodded prior to acceptance. The City shall be provided five (5) year warranties on all pumps, motors, electrical panels, etc., by the contractor prior to final acceptance by the City.

1.2.6 Transfer Of Private Ownership

When transfer of private facilities to public ownership takes place, all such private facilities shall be brought up to the current City standards at no cost to the City insofar as construction and maintenance are concerned, before the City will accept such facilities. The City is to be furnished copies of all approvals; permits, certificates of completion, etc., to or from other agencies such as Lake County, Florida Department of Environmental ~~Regulation~~, St. Johns River Water Management District, Florida Department of Transportation, railroads, etc., before proceeding with construction. Proof of satisfactory completion of water and sewer facilities, positive water bacteriological tests,* and submission of quick claim deeds, bills of sale, prior and current permits, warranties, manufacturers* manuals, and a 20% two year maintenance bond shall be furnished to the City prior to acceptance.

replace: Protection

add: pressure tests, density

add: operations and maintenance

1.2.7 Property Ownership

All facilities to be owned or maintained by the City shall be located on City property, ~~with~~ City right-of-way or on easements dedicated to the City for the uses intended.

replace: within

1.2.8 Time Period Of Approved Plans

Plans shall be valid for construction for a period of two* (2) years from the date of City approval only. All items not under construction within one year of the approval date shall require a new approval prior to the commencement of construction.

note: Lake County and FDOT permits are only valid for one year

1.3 MATERIALS

1.3.1 Trade Names

Wherever a product is called for by name, "or * equal" shall be assumed to be included. The inclusion or use of a trade name is simply for information and is not an endorsement of the product.

add: approved

SECTION 2

UTILITY EXCAVATION, TRENCHING, AND BACKFILLING

2.1 GENERAL

2.2 MATERIALS

2.2.1 Sheeting And Bracing

2.3 WORKMANSHIP

2.3.1 Trench Dimensions/Grade

2.3.2 Utility Bedding

2.3.3 Unsuitable Material Below Trench Grade

2.3.4 Extra Utility-Bedding Material

2.3.5 Sheeting And Bracing

2.3.6 Excavated Material

2.3.7 Material Disposal

2.3.8 Borrow

2.3.9 Dewatering

2.3.10 Obstructions

2.3.11 Backfill

2.3.12 Roadway And Pavement Restoration

2.3.13 Protection And Restoration Of Property

2.3.14 Cleanup

2.4 SITE PREPARATION, SURFACE REMOVAL & RESTORATION

2.4.1 General

2.4.2 Clearing And Grubbing

2.4.3 Dust Control

2.4.4 Surface Removal

2.4.5 Restoration

2.4.6 Erosion Control

SECTION 2

UTILITY EXCAVATION, TRENCHING, AND BACKFILLING

2.1 GENERAL

The provisions set forth in this Section shall be applicable to all underground sewer and water piping installations, regardless of location, unless prior approval is received from the City for special design considerations.

2.2 MATERIALS

2.2.1 Sheeting And Bracing

- A. Wood sheeting to be left in place shall be pressure treated with preservative in accordance with the current requirements of the American Wood Preservers Association Manual of Recommended Practice. ~~The creosote oil used shall conform to the requirements of the State of Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, when tested in accordance with AASHTO T60.~~
- B. Steel sheeting to be left in place shall be as specified in ASTM Designation A328.
- C. Concrete: Required concrete for anchors, thrust blocks, encasements or protective slabs shall have a minimum 2,500 pounds per square inch compressive strength.

2.3 WORKMANSHIP

2.3.1 Trench Dimensions & Trench Grade

- A. Trench Dimensions: The minimum width of the trench shall be equal to the outside diameter of the pipe at the joint plus 8 inches for unsheeted trench, or 12 inches for sheeted trench, and the maximum width of trench, measured at the top of the pipe, shall not exceed the outside pipe diameter plus 2 feet unless otherwise shown on drawing details or approved by the City. Trench walls shall be maintained vertical from the bottom of the trench to a line measured one foot above the top of the pipe. ~~From one foot above the top of the pipe to the~~

add paragraph: Excavation shall comply with the requirements of the Florida Trench Safety Act (Statutes Chapter 553, part VI) which incorporates by reference OSHA excavation safety standards, 29 CFR 1926.650 subpart P.

replace: Wood preserved with creosote, arsenic or chromium shall not be allowed.

~~surface, the trench walls shall be approximately vertical.~~

- B. Trench Grade: Standard trench grade shall be defined as the bottom surface of the utility to be constructed or placed within the trench. Trench grade for utilities in rock or other non-cushioning material, shall be defined as 6 inches below the outside of the bottom of the utility, which 6 inches shall be backfilled with extra utility bedding material. Excavation below trench grade that is done in error shall be backfilled to trench grade and compacted.

2.3.2 Utility Bedding

- A. Class B (Minimum Utility Bedding): The bottom of the trench shall be shaped to provide a firm bedding for the pipe. The pipe shall be firmly bedded in undisturbed soil, or hand shaped unyielding material. The bedding shall be shaped so that the pipe will be in continuous contact therewith for its full length.
- B. Class A (Special Utility Bedding): Should special bedding be required due to depth of cover, impact loadings, or other conditions, "Class A" bedding methods shall be installed consisting of sand or crushed suitable rock.

2.3.3 Unsuitable Material Below Trench Grade

Soil unsuitable for a proper foundation encountered at or below trench grade, such as muck or other deleterious material, shall be removed for the full width of the trench and to the depth required to reach suitable foundation material, unless special design considerations received prior approval from the City. Backfilling below trench grade shall be in compliance with the applicable provisions of subsection ~~2.41~~ "Backfill".

2.3.11

2.3.4 Extra Utility-Bedding Material

When rock or other non-cushioning material is encountered at trench grade, excavation shall be extended to 6 inches below the outside of the bottom of the utility, and a cushion of sand or

suitable crushed rock shall be provided.

2.3.5 Sheeting And Bracing

In order to prevent damage to property, injury to persons, erosion, cave-ins, or excessive trench widths, adequate sheeting and bracing shall be provided in accordance with standard practice and in accordance with all safety, protection of property, and other applicable laws and regulations.

2.3.6 Excavated Material

Excavated material to be used for backfill shall be neatly deposited at the sides of the trenches where space is available. Where stockpiling of excavated material is required, the contractor shall be responsible for obtaining the sites to be used and shall maintain his operations to provide for natural drainage and not present an unsightly appearance.

2.3.7 Material Disposal

Excess, unsuitable, or cleared or grubbed material resulting from the utility installation, shall be removed from the work site and disposed of at locations secured by the contractor. Excess excavated material shall be spread on the disposal site and graded in a manner to drain properly and not disturb existing drainage conditions.

2.3.8 Borrow

Should there be insufficient satisfactory material from the excavations to meet the requirements for fill material, borrow shall be obtained from pits secured by the contractor.

2.3.9 Dewatering

Utilities shall be laid "in the dry" unless otherwise approved. Dewatering systems shall be utilized in accordance with good standard practice and must be efficient enough to lower the water level in advance of the excavation and maintain it continuously to keep the trench bottom and sides firm and dry.

2.3.10 Obstructions

It shall be the contractor's responsibility to acquaint himself with all existing conditions and to locate all structures and utilities along the proposed utility alignment in order to avoid conflicts. Where actual conflicts are unavoidable, work shall be coordinated with the facility owner and performed so as to cause as little interference as possible with the service rendered by the facility disturbed.

2.3.11 Backfill

- A. Backfill material shall be clean earth fill composed of sand, clay and sand, sand and rock, crushed rock, or an approved combination thereof.
- B. When trenches are cut in pavements or areas to be paved, compaction as determined by ~~AASHTO Specification T-180~~, shall be, for each 6 inch backfill lift, equal to 98 percent of maximum density, with compaction in other areas, with prior City approval, not less than 90 percent of maximum density. Density tests shall be provided for trenches within pavement or across roads.*
- C. If, in the opinion of the City, densities are questionable, density tests for determination of the above-specified (Sec. 2.3.11 B) compaction shall be made by a testing laboratory approved by the City at the expense of the contractor. Test locations will be determined by the City.
- D. If any test results are unsatisfactory, the contractor shall re-excavate and re-compact the backfill at his expense until the desired compaction is obtained.
- E. Protective concrete slabs shall be installed over the top of trenches, where required, to protect the installed pipe against excessive loads.
- F. Existing sidewalks and driveways removed, disturbed, or destroyed by construction, shall be replaced or repaired by the contractor at

replace: ASTM D-1557

replace 95

add: Density tests shall be conducted at one (1) foot vertical intervals, and at a distance of every one hundred (100) feet or less.

his expense.

- G. All water and sewer lines must have a #12 copper wire run along the top of and be secured to the lines. All trace lines shall be accessible at each valve box.

replace: minimum 8 AWG

2.3.12 Roadway And Pavement Restoration

- A. Pavement or roadway surfaces cut or damaged shall be replaced by the contractor in equal or better condition than the original, including stabilization, base course, surface course, curb and gutter, or other appurtenances. The contractor shall obtain the necessary permits and all applicable authorizations from the proper agencies prior to any roadway work. Additionally, the contractor shall provide advance notice to the appropriate authority, as required, prior to construction operations.
- B. Restoration shall be in accordance with requirements set forth by the City. The materials of construction and method of installation, along with the proposed restoration design for items not referred to or specified herein, shall receive prior approval from the City.
- C. Where existing pavement is removed, the surfacing shall be mechanical saw cut prior to trench excavation, leaving a uniform and straight edge, with minimum disturbance to the remaining adjacent surfacing. The width of cut for this phase of existing pavement removal shall be minimal.
- D. Immediately following the specified backfilling and compaction, a temporary sand seal coat surface shall be applied to the cut areas. This temporary surfacing shall provide a smooth traffic surface with the existing roadway and shall be maintained until final restoration.
- E. Density tests shall be provided for trenches in pavement or across roadways as specified in Section 2.3.11.

*

add: F. Crossings of County or State roadways shall be performed using horizontal directional drill or jack and bore construction in accordance with an approved right-of-way permit.

2.3.13 Protection And Restoration Of Property

During the course of construction, the contractor shall take special care and provide adequate protection in order to minimize damage to vegetation, surfaced areas, and structures within the construction right-of-way easement or site, and take full responsibility for the replacement or repair thereof.

2.3.14 Cleanup

Work site cleanup and property restoration shall follow behind construction operations without delay.

2.4 SITE PREPARATION, SURFACE REMOVAL AND RESTORATION

2.4.1 GENERAL

This Section covers clearing, grubbing, and stripping of the construction sites. All site work shall conform to the applicable site clearing ordinance, and landscaping and tree ordinances of the County.

2.4.2 CLEARING AND GRUBBING

- A. Clearing -- The surface of the ground for the area to be cleared and grubbed shall be completely cleared of all timber, brush, stumps, roots, grass, weeds, rubbish, and all other objectionable obstructions resting on or protruding through the surface of the ground. However, trees and shrubs shall be preserved as specified in Section 2.3.13. Clearing operations shall be conducted so as to prevent damage to existing structures and installations and to those under construction, and so as to provide for the safety of employes and others.
- B. Grubbing Grubbing shall consist of the complete removal of all stumps, roots larger than 1-1/2 inches in diameter, matted roots, brush, timber, logs and any other organic or metallic debris not suitable for foundation purposes, resting on, under or protruding through the surface of the ground to a depth

of 18 inches below the subgrade. All depressions excavated below the original ground surface for or by the removal of such objects shall be refilled with suitable materials and compacted to a density conforming to the surrounding ground surface.

- C. Stripping -- In areas so designated, top soil shall be stripped and stockpiled. Topsoil so stockpiled shall be protected until it is replaced as applicable.
- D. Disposal Of Cleared And Grubbed Material -- The Contractor shall at his expense dispose of all material and debris from the clearing and grubbing operation in accordance with all applicable ordinances.

2.4.3 Dust Control

Contractor shall control dust resulting from clearing and grubbing operations to prevent nuisance to adjacent property owners and the general public.

2.4.4 Surface Removal

Along the proposed pipe line route, as indicated on the plans, the Contractor shall remove the surface materials only to such widths as will permit a trench to be excavated which will afford sufficient room for proper efficiency and proper construction. All applicable County and FDOT regulations shall be followed. Where sidewalks, driveways, pavements and curb and gutter are encountered, care shall be taken to protect against fracture or disturbance beyond reasonable working limits. All fractured, broken or disturbed surfaces shall be restored to their original condition prior to completion of the work.

2.4.5 Restoration

Restoration of all surfaces including road subbase, soil cement, limerock base, asphaltic concrete surface, portland cement concrete pavement and driveways, sidewalks and concrete curbs shall be in strict accordance with FDOT Standard Road Construction Specifications Latest

Edition. All grassing and mulching shall be done as specified in the FDOT Standard Road Construction Specifications. Solid sodding shall be placed on all slopes greater than 4:1, within 10 feet of all proposed structures and where existing sod is removed or disturbed by the work. In addition, Contractor shall restore all storm drains, culverts, inlets and storm manholes to equal or better condition in accordance with the FDOT Standard Road Construction Specifications.

2.4.6 Erosion Control

Contractor is responsible for designing, providing, and maintaining effective erosion and sediment control during construction. The control measures must ensure erosion and sedimentation will either be eliminated or maintained within acceptable limits as established by Lake County Environmental Services.

SECTION 3

CASING PIPE-BORING AND JACKING

3.1 GENERAL

3.2 CASING MATERIALS AND INSTALLATION

3.2.1 Dimensions And Material

3.2.2 Areas Not Under Jurisdiction

3.2.3 Workmanship

SECTION 3

CASING PIPE-BORING AND JACKING

3.1 GENERAL

- A. The provisions of the Section shall be the minimum standards for the installation of casing pipe by the boring and jacking method for placement of sewer and water pipelines.
- B. In general, all underground pipelines crossing existing major City roadways, * Florida State highways, and railroads shall be installed under these trafficways within bored and jacked steel casing pipe. Specific crossing requirements shall be obtained in advance from authority having jurisdiction.
- C. It shall be the responsibility of the contractor to submit the necessary permit documents and data to the appropriate authority and receive approval thereof.

add: County Roadways,

3.2 CASING PIPE MATERIALS AND INSTALLATION

3.2.1 Dimensions And Materials

Casing pipes crossing under City roadways shall be located at suitable approved alignments in order to eliminate possible conflict with existing or future utilities and structures, with a minimum 36 inches depth of cover between the top of the casing pipe and surface of the roadway where practicable. Casings shall be new prime steel pipe conforming to the requirements of ASTM Designation A-139, Grade B, ~~except where PVC is acceptable to the City.~~ The minimum casing pipe size and wall thickness shall be as shown in the following table for the sewer and water carrier pipe size indicated.

replace: 60

add: . (period after B)

remove: sentence remainder

<u>Carrier Pipe (Nominal Size)</u>	<u>Casing Pipe (Outside Diameter)</u>	<u>Casing Pipe (Wall Thickness)</u>
3/4" - 1-1/2"	2"	
2"	4"	
4"	12"	0.250"
6"	14"	0.250"
8"	16"	0.250"
10"	18"	0.250"
12"	20"	0.250"
14"	22"	0.250"
16"	24"	0.250"
18"	28"	0.375"
20"	30"	0.375"
24"	34"	0.375"

3.2.2 Areas Not Under Jurisdiction

For casing pipe crossings under roadways, railroads, or other installations not within the jurisdiction of the City, the contractor shall comply with the regulations of said authority in regard to design, specifications and construction. However, in no case shall the minimum casing pipe diameter and wall thickness, for a specific carrier pipe size, be less than that specified under Paragraph 3.2.1 preceding.

3.2.3 Workmanship

- A. The boring and jacking operations shall be done simultaneously with continuous installation, until the casing pipe is in final position. Correct line and grade shall be carefully maintained. Add-on sections of casing pipe shall be full-ring butt welded to the preceding length, developing water-tight total pipe strength joints. The casing installation shall produce no upheaval, settlement, cracking, movement or distortion of the existing roadbed or other facilities. Following placement of the carrier pipe within the steel casing, masonry or bituminous plugs are to be installed at each open end.
- B. Casing pipe holes shall be mechanically bored through the soil by a cutting head on a continuous auger mounted inside the pipe. The auger shall extend a minimum distance beyond

the end of the pipe casing to preclude formation of voids outside of the pipe shell.

- C. The casing pipe shall be adequately protected to prevent crushing or other damage under jacking pressure.
- D. Required boring and jacking pits or shafts shall be excavated and maintained to the minimum dimension. Said excavations shall be adequately barricaded, sheeted, braced and dewatered as required.
- E. Other methods than those noted above for the installation of casing pipes are subject to City approval prior to their use.

SECTION 4

PIPE, FITTINGS, VALVES, AND APPURTENANCES

4.1 GENERAL

4.2 PIPE AND FITTINGS

- 4.2.1 General
- 4.2.2 Cast And Ductile Iron
- 4.2.3 Polyvinyl Chloride (PVC)
- 4.2.4 Reserved
- 4.2.5 Copper Pipe And Tubing
- 4.2.6 Special Items

4.3 VALVES

- 4.3.1 General
- 4.3.2 Backflow Devices
- 4.3.3 Check Valves
- 4.3.4 Plug Valves (PV)
- 4.3.5 Valves Boxes
- 4.3.6 Meter Boxes
- 4.3.7 Fire Hydrants
- 4.3.8 Service Lines

4.4 INSTALLATION

- 4.4.1 General Requirements

SECTION 4

PIPE, FITTINGS, VALVES, AND APPURTENANCES

4.1 GENERAL

- A. This section includes the material and installation standards for pipe, fittings, valves, and appurtenances, as applicable to sewerage and water installations.
- B. Required specialty items not included under this Section shall be high quality and consistent with approved standards of the industry for the applicable service installation.
- C. All material to be furnished by contractor or developer, with exception of meters and meter couplings.

4.2 PIPE AND FITTINGS.

4.2.1 General

All pipe and fittings shall be clearly marked with the name or trademark of the manufacturer. All pipe and fittings shall be suitable for 200 P.S.I. working pressure. All pipe installation shall have*indicator tape run with pipe to indicate the purpose of piping (water, sewer, force main).

add: locating wire and

4.2.2 ~~Cast And~~ Ductile Iron

remove

~~A. Cast iron pipe shall be in accordance with ANSI Standard A21.6. Pipe shall be laid in accordance with ANSI Standard A21.1. Thickness class shall be governed by design conditions, minimum thickness class shall be 52.~~

remove entire section A

~~B. Ductile iron pipe shall be in accordance with ANSI Standard A21.51. Pipe shall be laid in accordance with ANSI Standard A21.50. Thickness class shall be governed by design conditions, minimum thickness class shall be 52.~~

replace: B with A

replace: ASTM A377

replace: AWWA C600

capitalize M

~~C. Cast and ductile iron pipe fittings shall~~

replace: C with B, capitalize D

conform to ~~ANSI Standard A21.10~~ (AWWA C110) latest*.

add: edition

~~D.~~ Joints

replace D with C

- 1) "Push-On" and mechanical type joints shall be in accordance with ~~ANSI Standard A21.11~~ (AWWA C111) latest*.
- 2) Restrained joint assemblies with mechanical joint pipe shall be mechanical joint retainer glands and conform to the latest revision of ~~ANSI Standard A21.11~~ (AWWA C111).
- 3) Flanged connections shall be in accordance with ~~ANSI Standard B16.1, 125 lb. standard.~~
- 4) No leaded joints or connection of any kind will be permitted.
- 5) PVC fittings prohibited above 2 inches in diameter, unless otherwise specifically approved by the City.

add: edition

replace: AWWA C115

~~E.~~ Coatings And Linings

replace E with D

- 1) ~~Cast and ductile~~ iron pipe and fittings for force mains ~~or when used as gravity sewer service~~ shall receive an interior epoxy lining of 40 mils ~~nominal, 35 mils~~ minimum for both pipe and fittings.
- 2) Cast and ductile iron pipe and fittings for water service shall receive an exterior bituminous coating as specified above under Paragraph 1 and shall be cement mortar lined and bituminous sealed in accordance with ~~ANSI Standard A21.4~~ (AWWA C104) latest*.

add: edition

add: section 3) Ductile iron pipe shall not be used for gravity sewer service.

*

4.2.3 Polyvinyl Chloride (PVC)

- A. Pipe shall be manufactured from clean virgin ~~Type 1, Grade 1 rigid, unplasticized~~ polyvinyl chloride resin conforming to ASTM ~~Designation~~ D1784. Pipe material shall conform to ASTM Designation D1785. The pipe shall bear the National Sanitation Foundation (NSF) seal for

potable water pipe. Pipe shall meet the requirements of AWWA C900, (D.R. 18) "Standard for polyvinyl chloride (PVC) pressure pipe, 4 in. through 12 in. for water" and shall be furnished in cast iron pipe equivalent outside diameters with rubber gasketed joints as listed C900 Standard. Pipe shall have a minimum standard dimension ratio (SDR) of ~~21, 200~~ P.S.I. (ASTM 2241) for sewer force mains. A minimum SDR of 35 (ASTM 3034) for gravity sewer mains will be required. All service lines shall be constructed from SCH 40 PVC.*

replace: 18, 235

add: P.V.C. pipe shall be installed in accordance with AWWAC605.

- B. Connections for pipe 2" in diameter and larger shall be rubber compression ring type. Pipe shall be extruded with integral thickened wall bells without increase in SDR. Rubber ring gaskets shall consist of synthetic compounds meeting the requirements of ASTM Designation D1869, and suitable for the designated service. Other connections for pipe will be solvent welded sleeve type joint. Fittings for 2 inch and smaller pipe shall be P.V.C. ~~pipe (water lines or sewage force mains) will be cast iron or ductile iron with mechanical joint rubber compression ring type joints.~~ For all pipe 3 inches and larger, no P.V.C. fitting* will be allowed.

- C. All non-metallic piping shall have a ~~#16~~ copper armored polyguard wire run with the pipe.

replace: minimum 8 AWG

4.2.4 Reserved

4.2.5 ~~Copper Pipe And~~ Tubing

replace: HDPE

Pipe or tubing ~~shall meet AWWA Standard C-900 latest.~~ Fittings shall be threaded brass, with approved compression connections.

replace: for services shall be HDPE SDR 9 in accordance with AWWA C904.

4.2.6 Special Items

- A. Tapping Saddles shall be of two (2) types:

- 1) Stainless steel full circle Ro-Mac type SST, assuring a full circumferential seal, or approved equal.

- 2) Mechanical joint type with outlet, flange ANSI B16.1, 125 lb. standard. Mueller #615 or #715, assuring a full circumferential seal, or approved equal.

B. Service Saddles

Service saddles shall be as manufactured by Smith & Blair, Inc., or approved equal. Units for cast, ductile iron, or PVC pipe shall be double strap. Sealing gasket shall be suitable for the applicable service and straps shall be corrosion resistant stainless steel or equivalent alloy steel.

4.3 VALVES

4.3.1 General

The valve type, size, rating, flow direction arrow if applicable and manufacturer shall be clearly marked on each unit. Valves shall open left (counterclockwise) with an arrow cast in the metal of operation handwheels and nuts indicating the direction of opening.

A. Valves For Underground Service

Valves ~~from 2" through 12"~~ for underground service shall be iron body, non-rising stem type and shall be equipped with a 2" square cast iron operating nut with corrosion protection coating inside and out. Resilient seated valve which meets ~~all~~ C-509 requirements of AWWA Standard (water and sewer). Mueller A2370-20, American Darling CRS-80, or approved equal. ~~Valves 12" and larger for underground service, shall be iron body, bronze mounted, conforming to AWWA Standard C500, solid wedge double disc (water or sewer) non-rising stem type, and shall be equipped with 2" square cast iron operating nut. Mueller #2380-20, American Darling Model #55 or approved equal.~~ All dead end lines will have valves at end the size of main line pipe with blow off attached. End line valves shall be adequately restrained to the pipeline such that they may be excavated and the line extended without shutting off line pressure.

add: resilient wedge gate valves

add: AWWA

replace: Flow Control

remove striked section

B. Valves For Above-Ground Service For Fire Systems Only

Valves shall be iron body, bronze mounted gate valves, conforming to AWWA Standard C-500, ~~solid wedge (sewage) or double disc (water)~~ with the exception that valves shall be outside screw and yoke (OS & Y) rising stem type. Valves shall have cast iron hand wheels or chain operators with galvanized steel chains, as required. Valves for fire suppression system shall be approved by City or County fire officials and a detector valve may be required. All fire lines shall require backflow prevention.

replace: resilient wedge gate valves

C. Valves Three (3) Inches And Smaller

Valves 3" and smaller shall be bronze body Federal Spec., 150 P.S.I. minimum working pressure with threaded joints equal to American 3 FG or Red and White 280. The use of this type of valve would have to be approved by the City.

4.3.2 Blackflow Devices

- A. Double check valve assembly shall be designed to specification of the USC Cross Connection Control Laboratory, AWWA Standard C-506 and A.S.S.E. #1015. Double check valves shall be Hersey Model FDC for 3/4" through 2" and Model #2 for 2-1/2" through 10", Watts #709 Series 3/4" through 10" or approved equal. ~~Double check valve assembly from 2-1/2" and up shall be furnished with OS & Y gate valve shut-offs.~~
- B. Reduced pressure zone valve shall be designed to specification of the USC Cross Connection Control Laboratory, AWWA Standard C-506 and A.S.S.E. #1013. Reduced Pressure zone valve shall be Hersey Model FRP-II for sizes 3/4" through 2" and Model 36CM for sizes 3/4" through 10", or approved equal. Reduced pressure zone valve assembly from 2-1/2" and up shall be furnished with OS & Y gate valve shut-offs.
- C. Pressure vacuum breaker shall be designed to specification of USC Cross Connection Control

Laboratory, A.S.S.E. #1020. Spring loaded single float and disc with independent 1st check. Furnished with shut-off valves and ball type test cocks. Pressure vacuum breaker shall be Watts #800, Febco #765, or approved equal.

- D. Dual check valves shall be installed at the meter and shall meet A.S.S.E. Standard #1024 such as Ford #HHS 31-323 for 3/4" and Ford HHS 31-344 for 1".

4.3.3 Check Valves

Valves shall be iron body, bronze mounted stainless steel hinge pin, outside lever and spring operated, swing type, and equipped with removable inspection covers. Units shall be rated for 150 P.S.I. minimum working pressure and shall permit full flow area equal to that of the connecting pipe. Mueller #2600-6-02 or approved equal.

4.3.4 Plug Valves (PV)

Valves shall be semi-steel body, non-lubricated, eccentric type, with resilient faced plugs, and capable of drip-tight shut-off at the rated pressure if applied at either port. Operation of all valves 8" or larger, and smaller sizes in exposed locations which require handwheels or chainwheels, shall be by approved gear actuators, equipped with position indicator and stop, and shall be furnished by the valve manufacturer. Gear actuators for buried or submerged installations shall be furnished with sealed enclosures. Valves shall be equipped with actuating nuts, cast iron handwheels or chain operators, with galvanized steel chains, as appropriate for the installation and type of operator. Valves and appurtenances shall be ~~Series 100~~, as manufactured by DeZurik Corp., or approved equal.

4.3.5 Valve Boxes

Units shall be adjustable, cast iron, minimum interior diameter of 5", with covers cast with the applicable inscription in legible lettering on the top: "SEWER" or "WATER". Boxes shall be suitable

for the applicable surface loading and valve size. Valve boxes not in the pavement shall have around their tops concrete pads, which will be flush with the top of the curb, with minimum dimensions of 24" X 24" X 6".

4.3.6 Meter Boxes

Boxes will be of ~~concrete~~ construction as manufactured by Brooks or approved equal.

replace: P.V.C.

4.3.7 Fire Hydrants

Fire hydrants to be Mueller Super Centurian ~~200 oil reservoir~~, American ~~Darling~~ 6" B-84-B or approved equal. See Section 8.3.2 for details.

replace: 250

replace: valve and hydrant

4.3.8 Service Line

Service lines shall be 1" for single and ~~1-1/2"~~ with 1" branch off for double service. All pipe fittings to be ~~PVC SCH 40~~ for service lines. Curb stops to be Ford B11-223W. Corporation stops to be Ford #FB 1600. All services under road to be sleeved.

replace: 2

replace: HDPE SDR 9

4.4 INSTALLATION

4.4.1 General Requirements

- A. Piping, fittings, valves and appurtenances shall be installed in accordance with these Standards.
- B. Piping shall be installed along straight line and grade between fittings, manholes, or other defined points unless definite lines of alignment, deflection or grade change have been established. Modification to approved alignment or grade during construction shall receive prior approval from the City and all resulting design considerations shall be resolved by the contractor.
- C. Materials shall be cleaned and maintained clean, with all coatings protected from damage. The interior of the pipe shall be free of dirt and debris, and when work is not in progress, all open ends shall be plugged.

- D. Pipe, valves, fittings, or other items shall be inspected prior to installation, and any items showing a fracture or other defect shall be rejected. However, cast or ductile iron pipe showing an end crack, with no fracture indicated beyond that visible, may be salvaged by cutting off the damaged section 12" past, providing the remaining pipe is sound.
- E. Underground piping shall not be driven to grade by striking it with an unyielding object. When the pipe has been properly bedded, enough compacted backfill shall be placed to hold the pipe in correct alignment. If necessary, precaution should be taken to prevent flotation.
- F. Jointing shall be by an approved method and shall not require undue force to accomplish full satisfactory seating and assembly. Connections at structures shall be cut accurately and worked into place without forcing and shall align with the connecting point.
- G. Underground pressure piping systems shall be ~~thoroughly braced with concrete thrust blocks at fittings, valves, and plugs. Fittings shall not be encased in concrete or thrust blocks covered prior to inspection. If the soil does not provide firm support, then suitable tie rods and clamps, or restrained joint assemblies to support the fittings properly shall be provided. When tie-rods and/or clamps are used, they shall receive two heavy coats of bituminous paint to minimize corrosion.~~
- H. Subaqueous pipe laying may be permitted where conditions make it impractical to lay pipe in the "dry", provided the contractor submits his plans for laying pipe under water to the City and obtains advance approval thereof.
- I. Disinfecting of all potable water pipes shall be accomplished by the contractor following approved pressure testing. Unless alternate procedures are set forth under the applicable service Standard, said disinfecting procedures shall be in accordance with AWWA Standard

replace: restrained. Trust blocks shall not be used without approval of the City.

~~C 601.~~

- J. ~~Cast and~~ Ductile Iron Pipe (CI & DI) installation shall be performed in accordance with the applicable provisions of AWWA Standard C 600.*
- K. Polyvinyl Chloride (PVC) pipe-lubrication and/or solvent for pipe and fitting joints shall be non-toxic (NSF approved for potable water). Following making, solvent type joints shall not be disturbed for five (5) minutes and shall not have internal pressure applied for 24 hours, or as recommended by the pipe manufacturer.

replace: C 651

add: P.V.C. pipe shall be installed in accordance with AWWA C605

SECTION 5
SANITARY GRAVITY SEWERS

5.1 GENERAL

5.2 DESIGN STANDARDS

- 5.2.1 System Design
- 5.2.2 Standard Requirements
- 5.2.3 Manholes
- 5.2.4 Terminal Lampholes
- 5.2.5 Pipe Depth And Protection
- 5.2.6 Pipe Bedding
- 5.2.7 Connections At Structures
- 5.2.8 Transition Connections
- 5.2.9 Pipe Cutting
- 5.2.10 Grease Traps

5.3 TESTING

SECTION 5

SANITARY GRAVITY SEWERS

5.1 GENERAL

This Section includes general technical criteria for the design and installation of sanitary gravity sewer systems.

5.2 DESIGN STANDARDS

The Developer shall comply with the applicable requirements specified within ~~WPCF Manual of Practice No. 9~~, and Chapter 20 of the ~~Ten-State Standards-Recommended Standards for Sewage Works~~ and as established by the Florida Department of Environmental ~~Regulation~~.

replace: WEF Manual of Practice FD-5

replace: 30 and remove

replace: Sewage Works with Wastewater Facilities (10 States Standards)

replace: Protection

5.2.1 System Design

A. Average Daily Flow (ADF)

The sewer system design shall be based on full ultimate development as known, or projected. The average daily flow (ADF) from domestic units shall be calculated at the minimum rate of ~~294~~ gallons per household per day, which will normally cover infiltration, but should conditions be unfavorable such as high ground water conditions, an additional allowance shall be included. Single-family residences shall be computed at the rate of 2.94 persons per connection and multi-family or mobile home dwellings at 2.5 persons per unit. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.

replace: 300

B. Maximum Daily Flow

Gravity sewers shall be designed on the basis of ultimate development maximum rates of flow. The maximum flow ranges from 2.0 to 2.5 as a minimum up to a maximum of 4.0 times the

cumulative ADF, depending on the number of houses contributing.

C. Sewer Size Computation

Sanitary sewers shall be sized to provide ample capacity for the maximum flow rates. The minimum allowable size for any sewer, other than service connections, shall be 8 inches in diameter. All sewers shall be designed at slopes providing a minimum velocity of not less than 2 feet per second when flowing full or half-full. Said computation shall be based on Manning's Formula using a roughness coefficient ("N") of not less than 0.013, unless justifiably approved otherwise. In general, the following minimum slopes shall be provided for sewer sizes to 24 inches:

SEWER SIZE	MINIMUM SLOPE (Feet Per 100 Feet)
8 inches	0.40
10 inches	0.28
12 inches	0.22
14 inches	0.17
15 inches	0.15
16 inches	0.14
18 inches	0.12
20 inches	0.11
21 inches	0.10
24 inches	0.08

Minimum slopes slightly less than those indicated may be considered in extreme situations; providing the depth of flow will not be less than 0.3 of the pipe diameter or the velocity less than ~~1.6~~ feet per second at design average daily flow, and justifiable reasons for the modification are presented to the City.

replace: 2.0

D. Design Considerations

- 1) Sewers 24 inches in diameter or less shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet ~~for sewers 15 inches or less, and 500 feet for sizes~~

~~larger.~~

- 2) All sanitary sewers shall terminate at manholes.

5.2.2 Standard Requirements

A. General

*The materials of construction and general installation procedures shall comply with the specific applicable standards set forth under Section 2, "Utility Excavation, Trenching And Backfilling", Section 3, "Casing, Pipe-Boring And Jacking", and Section 4, "Pipe, Fittings, Valves, And Appurtenances".

add: All gravity sewers shall be constructed of P.V.C.

5.2.3 Manholes

- A. Manholes shall be precast concrete. The minimum inside diameter of manholes shall be 48 inches for sewer sized to 21 inches in diameter or less, with submittal of special designs for larger pipes. Manholes are to be placed at the ends of jack and borings section for gravity sewer lines.
- B. Precast reinforced manholes shall be in accordance with ASTM Designation C478, with pre-formed flexible plastic joint sealer conforming to Federal Specification SS-S-0210 (GSA-FSS), "Ram-Nek", ~~as manufactured by the K.T. Snyder Co., Inc. Houston, Texas,~~ or approved equal.
- C. Manholes are generally to be located in the right-of-way or easements out of the pavement wherever reasonably possible.
- D. Manhole frames and covers shall be gray cast iron conforming to ASSTM Designation A48, Class 30, and shall have a minimum 24" opening. Covers shall have no perforations and shall be marked with the word "Sewer". Frames and covers shall be fully bedded in mortar to the correct finish grade elevation, with adjustment brick courses placed below. There will be no steps allowed in manholes.
- E. Manhole flow channels shall have smooth and

carefully shaped bottoms, built up sides, and benching constructed from concrete. Channels shall conform to the dimensions of the adjacent pipe and provide changes in size, grade, and alignment evenly.

- F. The interior surfaces of all manholes shall be protected by the application of ~~two (2) coats of Koppers Bitumastic No. 300M,~~ or approved equal. Exterior surfaces shall receive ~~two (2) coats of Koppers Bitumastic Black Solution~~ or approved equal.*
- G. Sewer cleanouts not in the pavement shall have around their tops concrete pads, which will be flush with the top of the curb, with minimum dimensions of 18" X 18" X 3".
- H. Manholes shall not be located in drainage swales or any other low area likely to collect or pond water during rains.
- I. Compaction prior to manhole placement shall not be less than 98% maximum density.

replace: a 100% solids epoxy or polyurea coating

replace: a coating of Pro-Tech EW-1 water based epoxy at a dry film thickness of 4 mils

add: Coal tar epoxy shall not be allowed

5.2.4 Terminal Lampholes

Gravity lines which will not be accessed by manholes and terminate without a manhole will be lamped by an access hole approved by the Engineer.

5.2.5 Pipe Depth And Protection

The minimum allowable cover for gravity sewers shall be three (3) feet vertically from the top of the pipe to finish grade.

5.2.6 Pipe Bedding

Special care shall be exercised in the design and installation to provide adequate bedding for the type of pipe used, taking into consideration trench width and depth, superimposed loadings above grade and the material below trench grade. Pipe loadings capabilities shall be computed in accordance with established design criteria and special supporting bedding or facilities shall be provided as required.

5.2.7 Connections At Structures

Where sanitary sewers connect to structures, pipe joint bell shall not be installed at the wall face. Core bore into the existing manholes and use Kor-N-Seal flexible connectors or approved equal with stainless steel straps on all pipe to manhole connectors.

5.2.8 Transition Connections

Where pipes of alternate materials are to be connected between manholes, suitable manufacturers approved transition couplings shall be installed.

5.2.9 Pipe Cutting

The cutting of pipe shall be performed by the proper tools and methods as designated by manufacturer.

A. Service Connections

Installation shall be performed by the proper methods, including the wye branches installed in the sewer main at the point of connection, and the service pipe and required fittings extended to the property line, perpendicular to said line, terminating with stoppered end or fittings. The minimum service pipe size shall be 6 inches in diameter and may provide for single or double connections. On curbed streets, the exact location for each installed service shall be marked by etching or cutting an "S" in the concrete curb and painted red. Where no curb exists or is planned, locations shall be adequately marked by a method approved by the City.

B. Protection Of Water Systems

~~Water lines will be placed above sewer lines and the horizontal separation between sanitary sewers and existing or proposed water mains shall not be less than 10 feet. Unless sewer pipes cross below water mains with a vertical separation of 18 inches between the bottom of the water pipe and the top of the sewer, the sewer shall be 20 feet of ductile iron pipe in~~

replace: Separation between water mains and other utilities shall be in accordance with Section 62-555.314 of the Florida Administrative Code.

~~accordance with ANSI standard A21.51. Minimum thickness class shall be 52, and shall be laid in accordance with ANSI standard A21.50, with the center of the DIP located at the point of crossing.~~

5.2.10 Grease Traps

A. General

All Food Preparation/Service Establishments shall have outside grease traps sized as discussed herein. All wastewater flow from the kitchen areas of these establishments must flow through approved grease traps prior to entering the collection system.

B. Fast Food Restaurants

Single grease trap capacity shall be sized at the rate of 10 gallons per seat.

C. General Restaurants

Single grease trap capacity shall be sized at the rate of 20 gallons per seat.

D. 24-Hour Restaurants

Single grease trap capacity shall be sized at the rate of 30 gallons per seat.

E. Convention Center/Manufacturing Cafeterias

Single grease trap capacity shall be sized at the rate of 3 gallons per meal.

F. Miscellaneous Food Preparation/Service Establishments

Developer's engineer shall consult with the City personnel before finalizing the design.

5.3 TESTING

- A. The contractor shall perform testing of all sanitary gravity sewers, as set forth in the following and shall conduct said tests in the presence of representatives from the City and/or other

authorized agencies with 48 hours advance notice provided.

- B. The installed sewers shall be "lamped" between manholes, lampholes or other structures in order to ascertain that they are clear and to correct alignment.
- C. Sanitary sewers to be tested shall be within sections. Testing shall not proceed until all facilities are in place and concrete cured. All piping shall be thoroughly cleaned prior to testing to clear the lines of all foreign matter.
- D. Infiltration shall not exceed ~~300~~ gallons per day per inch of diameter per mile as measured between manholes. Testing shall proceed for a continuous period of two (2) hours, with infiltration amounts measured by methods approved by the City Utility Department.
- E. Should any test fail, necessary repairs shall be accomplished by the Contractor, and the test repeated until the established limits are obtained. Any repairs shall be performed under the supervision of the City and by methods receiving prior approval by the City.
- F. If during final inspection the City has reason to doubt the integrity of the sewer lines due to infiltration or poor line alignment, the City may require internal inspection (televising) of the sewer lines at the expense of the developer.
- G. As-built plans are to be furnished to the City upon completion of the project, with actual linear measurements from permanent points to all sewer systems components, including location of each house lateral.

replace: 25

SECTION 6
SANITARY SEWAGE FORCE MAIN

6.1 GENERAL

6.2 DESIGN STANDARDS

- 6.2.1 Reference
- 6.2.2 System Design
- 6.2.3 Operational Cost Considerations

6.3 STANDARD REQUIREMENTS

- 6.3.1 General
- 6.3.2 Joint Restraining
- 6.3.3 Pipe Depth And Protection
- 6.3.4 Air And Vacuum Venting
- 6.3.5 Valve Locations
- 6.3.6 Branch Locations
- 6.3.7 Clean-Out Connections
- 6.3.8 Terminal Discharge
- 6.3.9 Identification

6.4 TESTING

- 6.4.1 Hydrostatic Testing
- 6.4.2 Testing Within Sections
- 6.4.3 Testing Pressure And Procedure

SECTION 6

SANITARY SEWAGE FORCE MAIN

6.1 GENERAL

- A. This section includes the general requirements for design and installation of force main systems serving sanitary sewage pumping stations.
- B. The relevant provisions of other sections of this specification shall be applicable to this section unless otherwise indicated herein or approved by the City.

6.2 DESIGN

6.2.1 Reference

The Developer shall comply with the applicable criteria set forth in ~~WPCF Manual of Practice No. 9~~, and the Department of Environmental Regulation requirements. ~~Additionally, ASCE publication Pipeline Design for Water and Wastewater may be used as a design guide, if not in conflict with other requirements.~~

replace: Recommended Standards for
Wastewater Facilities (10 States Standards)
replace: Protection

6.2.2 System Design

Force main systems shall be of adequate size to efficiently transmit the total ultimate peak operational flows, applied by the connected sewage pumping station (s) to the effluent point. Consideration shall be given to possible future connections of other gravity sewers, pumping stations, and force mains and this probability shall be reviewed with the City. Capacity computations shall be coordinated with the proposed pumping system(s), along with any future flow requirements, if applicable. In order to provide adequate pipeline cleansing, force main flow velocity shall not be less than 2 feet per second at ultimate design minimum pumping capacity, however, with multiple pumping station systems or phase development, this requirement may be difficult to meet and the system design shall receive special attention regarding cleaning maintenance, pumping rates, future upgrading of systems by changing impellers, pump changes,

parallel force mains and other ways to increase future capability.

6.2.3 Operational Cost Considerations

In addition to initial capital expenditure, long term pumping station operational costs shall also receive consideration when sizing force main systems or making decisions concerning whether gravity service or lift station service is to be provided.

6.3 STANDARD REQUIREMENTS

6.3.1 General

The materials of construction and general installation procedures shall comply with the specific applicable standards set forth under Section 2, "Utility Excavation, Trenching and Backfilling", Section 3, "Casing Pipe-Boring and Jacking", and Section 4, "Pipe, Fittings, Valves And Appurtenances".

6.3.2 Joint Restraining

Pressure piping fittings and other items requiring restraint shall be braced with thrust blocks or restraining assemblies as required by design. Restraining devices shall be designed for the maximum pressure condition (testing) and the safe bearing loads for the horizontal thrust, if thrust blocking is used.

6.3.3 Pipe Depth And Protection

The standard minimum cover for sewage force main systems shall be 36 inches from the top of the pipe to finish grade. Where this condition cannot be met, special consideration will be given. Additional depth may be required where future surface improvements are planned or anticipated.

6.3.4 Air And Vacuum Venting

Where the force main profile is such that air pockets or entrapment could occur resulting in flow blockage, provisions for air release and/or venting shall be provided. Where free flow will

occur during operation or after pumping stops, combined air release and vacuum valve assemblies shall be provided.

6.3.5 Valve Locations

Valves shall be installed on all subsidiary force mains at the point of connection to the major main and where force mains are to be extended. At future connection branches or ends, the valves shall be restrained by methods other than thrust blocking in order to facilitate said connection without system shut down.*

add: Maximum valve spacing shall be 1,000 feet.

6.3.6 Branch Connections

Tee fitting connections are acceptable provided the connection is adequately blocked or otherwise restrained.

6.3.7 Clean Out Connections

Should force mains appear to be susceptible to sedimentation clogging, as created by depressed crossings or extended low flow (velocity) periods, suitable clean out connections shall be provided.

6.3.8 Terminal Discharge

Force mains shall enter the terminal facility (gravity sewer manhole, pumping station wet well, or other) at a point equal to the operational water level of said receiving unit. Should an elevation drop be required to obtain the outlet connection, the prior down-slope of the force main shall not exceed 45 degrees, and adequate air venting shall be provided at the profile breakpoint.

6.3.9 Identification

In order to preclude possible domestic water tapping, all installed underground sanitary sewage force mains shall be marked with a continuous yellow stripe located within the top 90 degrees of the pipe.

6.4 TESTING

6.4.1 Hydrostatic Testing

replace: y

The contractor shall perform hydrostatic testing of all sanitary sewage force mains, as set forth in the following, and shall conduct said tests in the presence of representatives from the City and/or other authorized agencies with 48 hours advance notice provided.

6.4.2 Testing Within Sections

Piping and appurtenances to be tested shall be within sections between valves or adequate plugs, with prior approval from the City. Testing shall not proceed until concrete thrust blocks are in place and cured, or other restraining devices installed. All piping shall be thoroughly cleaned and flushed prior to testing to clear the lines of all foreign matter. While the piping is being filled with water, care shall be exercised to permit the escape of air from extremities of the test section, with additional release cocks provided if required.

6.4.3 Testing Pressure And Procedure

Hydrostatic testing shall be performed at not less than ~~120~~ PSI for all sizes of force mains. The testing procedure shall continue for an uninterrupted period of not less than two (2) hours. Testing shall be in accordance with the applicable provisions as set forth in Section 13 of AWWA Standard C600. The allowable rate of leakage shall be less than the number of gallons per hour determined by the following formula:

replace: 150

$$L =$$

For 120 PSI test: $L = 0.00270 ND$

For 150 PSI test: $L = 0.00331 ND$

In the above formula:

- L = Allowable leakage, in gallons per hour.
- N = Number of joints in the length of pipe tested.
- D = Nominal diameter of pipe, in inches.
- P = Average test pressure during the leakage test, in pounds per square inch gauge.

The allowable leakage for PVC plastic pipe with elastomeric joints can be determined from the following table:

Nominal Pipe Size In <u>Inches</u>	Allowable Leakage For 1000 Feet or 50 Joints (Gallons Per Hour)
4	.33
6	.50
8	.66
10	.83
12	.99

SECTION 7

SEWAGE PUMPING STATION

7.1 GENERAL

7.2 DESIGN STANDARDS

- 7.2.1 Reference
- 7.2.2 Design Flows
- 7.2.3 Pump Selection
- 7.2.4 Wet Well Design
- 7.2.5 Station Water System (Non-Potable)
- 7.2.6 Emergency Pump Connections
- 7.2.7 Sewage Pumps And Motors

SECTION 7

SEWAGE PUMPING STATIONS

7.1 GENERAL

This Section includes the general requirements for the design criteria and installation of sewage pumping stations.

The relevant provisions included in these specifications shall be applicable to this Section, unless otherwise indicated herein or approved by the City.

7.2 DESIGN STANDARDS

7.2.1 Reference

The developer shall comply with the applicable regulations established by the Florida Department of Environmental ~~Regulation~~. Additionally, the criteria provided in Chapter 30, ~~"Sewage Pumping Stations"~~, of the ~~"Ten State Standards Recommended Standards For Sewage Works"~~, and ~~WPCF Manual of Practice No. 9~~, may generally be utilized as design guidelines, if not in conflict with state, county, town, or other regulatory agency requirements.

replace: Protection
replace: 40, "Wastewater
remove
replace: Wastewater Facilities (10 States Standards)

7.2.2 Design Flows

Sewage pumping stations shall be designed for the total ultimate development flow from all contributory areas. The design average daily flow shall be computed at the unit rates set forth under Section 4. The maximum required pumping capability shall be the product of selected peak factors times the accumulative average daily flow (ADF) from the total service area. In general, the following factors shall be applicable for the range of flow contributions indicated (million gallons per day - average daily flow: MGD - ADF), unless larger values are required or smaller amounts are justified, with prior approval from the City.

Flow Range	Peak Factor
to 0.05 MGD-ADF	3.5 to 4.0
0.05 to 0.25 MGD-ADF	3.0
0.25 to 2.00 MGD-ADF	2.5

NOTE: Special analysis shall be made for flows beyond 2.00 MGD-ADF and peak factors less than 2.5.

7.2.3 Pump Selection

- A. For pumping stations with a maximum flow demand of 1,000 gallons per minute (GPM) or less, a minimum of two (2) pump units shall be provided. Where the peak design flow exceeds 1,000 GPM, three (3) or more units shall be included in the facility (with two (2) operating to meet maximum demand and one (1) in standby).
- B. The selected sewage pump system shall have the minimum capability of pumping the design peak flow at the maximum computed system total dynamic head (TDH) requirements.
- C. Head-capacity curves shall be prepared for the proposed pumping system in order to determine the various operational conditions. Hydraulic computations shall be in accordance with good engineering practice, with pipe friction loss calculated by the "Hazen-Williams Formula", using standard friction factors based on the materials utilized.

7.2.4 Wet Well Design

The wet well structure shall provide a minimum capacity between operational water levels sufficient to allow a minimum of ~~five (5)~~ minutes between successive starts of ~~the~~ pumps*, when the influent rate is one-half the maximum one pump capacity.* Low water levels shall provide adequate submergence to preclude pump inlet vortexing, air binding or other design considerations. Operational maximum high water levels shall not exceed the invert elevation of the lower influent pipe, with high water alarm no higher than the 0.8 point of said pipe. A minimum size hopper bottom shall be provided, with the wet well floor sloping

replace: ten (10)

add: 15 Hp or smaller and fifteen (15) minutes for pumps 20 to 50 Hp

add: Longer cycle times will be required for pumps larger than 50 Hp.

to said bottom at a slope of not less than one to one (1/1). Additionally, ~~where the wet well extends below the ground water table,~~ the structure shall be designed to eliminate any possibility of flotation.

7.2.5 Station Water System (Non-Potable)

All sewage pumping stations shall be provided with a station water system, with adequate capacity and pressure, for wash-down or other requirements. Said supply shall be completely separated from the potable supply by use of reduced pressure type backflow preventors or other City-approved protective systems.

7.2.6 Emergency Pump Connections

Sewage pumping stations shall be equipped with stationary stand-by power generator connections to provide for emergency auxiliary pumping. Standard generator plugs (for 200 AMP - Russell Stoll #JR5B 2044FR and for 100 AMP -Pyle Int. #JRL 10036X) shall be used, unless otherwise approved by the City.

note: confirm these are still City standards

7.2.7 Sewage Pumps, Motors, And Standby Generators

A. Sewage pumping units shall be capable of handling raw, unscreened sewage and shall be capable of passing a sphere of at least three (3) inches in diameter. Pumps shall be electric motor driven and of a proven design that has been in sewage service under similar conditions for at least five (5) years. Pumps shall provide the required peak design performance requirements and be suitable for operation within the total hydraulic range of operation.*

add: Pumps shall be manufactured by Flygt.

B. Pump Motors

Pump motors should be non-overloading, excluding service factor, throughout the entire operating range of the pumps. Two or more normally closed heat sensing miniature switches connected in series and embedded within the motor windings shall be provided to shut-off power and initiate alarm light for motor over-temperature condition.*

add: Motors shall also be provided with moisture sensors.

C. Pump Controls

Each pumping station control system shall include a liquid level controller which shall sense the sewage level in the wet well and provide appropriate signals to the logic circuits to produce the required mode of operation for the pumping facilities. Capability shall be provided for manual start-stop control for all pumping units, as well as the normal automatic control from the liquid level sensing and logic circuits. An automatic alternator shall change the starting sequence on each pump cycle. High and low water level alarm system shall be provided. Each sewage pump shall be provided with an elapsed time meter to indicate pump running time. The submersible station controls shall be housed within an exterior panel, pole mounted or free standing enclosure. The panel will be * stainless steel of NEMA 3R weathertight construction, with hoop and padlock, lightning arrestors and surge protection, exterior alarm light, audible horn and exterior silence button.

Note: ultrasonic or floats preferred?

add: type 316

replace: 4X

D. Submersible Pump Facilities

~~Sewage pumping stations of the submersible type are suitable where the peak design flow rate does not exceed 1,000 gallons per minute or the pump motor size is 20 horsepower or less. Said installation shall include the removable pump units, aluminum access frame and cover, * stainless steel pipe pump guide bars, pump discharge connection and other necessary appurtenances. Individual discharge pipes shall extend from each pump to an accessible well protected and drained concrete vault, in which the gate and check valves shall be installed. The submersible pumping system and accessories shall be as manufactured by Flygt Corporation, Norwalk, Conn., or approved equal.~~

add: type 316

replace: plug

E. Factory Built Facilities

Factory built facilities shall have prior City approval before inclusion in proposed plans.

F. Emergency On-Site Stand-by Generator

An on-site standby emergency generator shall be required to be installed at lift stations* with 700 GPM flow or an 8-inch force main, and/or as required by the Department of Environmental ~~Regulation~~, and/or under special circumstances due to remoteness of site for lift stations smaller than the above-cited standards

add: re-pumping flow from another lift station,

replace: Protection

SECTION 8

WATER DISTRIBUTION SYSTEMS

8.1 GENERAL

This section sets forth the general requirements for the design and installation of water distribution systems for potable water service.

8.2 DESIGN STANDARDS

8.2.1 Reference

Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The average daily flow for domestic use shall be calculated at the minimum rate of 110 gallons per day per capita, with 2.94 persons per single family residence, and 2.5 persons per multi-family or mobile home dwelling unit. Maximum day instantaneous demand to be used for design shall be 1.0 gallons per minute (GPM) per single family residence and 0.7 GPM per dwelling unit for each multi-family or mobile home unit. Flow demands for commercial, industrial, or other special developments shall be established from existing records or by estimated projections, using the best available data.

8.2.2 Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters), as stated in their publication "Guide for the Determination of Required Fire Flows", if not in conflict with the following:

- A. Fire flows in single-family residential areas shall provide a minimum of 500 GPM at a 20 PSI residual pressure, two-story residential areas shall provide a minimum of 750 GPM at 20 PSI residual pressure.
- B. Fire flows in commercial, institutional, industrial areas and apartment or multi-unit complexes, shall provide a minimum of 1,500 GPM at a 20 PSI residual pressure. Larger

commercial/industrial, major shopping centers, schools, and similar uses shall have a fire flow capacity of 2,500 to 3,500 GPM or as determined necessary by the Fire Department.

C. Fire Hydrants

Distance from or spacing of fire hydrants shall be a minimum of 500 feet from the furthest point of any structure, as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of 6-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of 8-inch mains in all other areas. Connection to dead-end stubs are acceptable, provided that said stubbed water main is not less than 8 inches and will provide acceptable flow.

D. System Size Computation

The minimum design for water distribution systems shall provide for at least 100% of the combined maximum day-demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Design computation shall be by the "Hardy Cross" procedure or other applicable methods, as dictated by the system configuration. Design flows and method of computation shall be subject to review and approval by the City.

E. Valve Locations

Valves shall be provided for all branch connection, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system. Valves are to be placed so that the maximum allowable length of water main required to be shutdown for repair work shall be 500 feet in commercial,

industrial or high density residential districts, or 1,000 feet in other areas.

8.3 STANDARD REQUIREMENTS

8.3.1 General

The materials of construction and general installation procedures, with the exception of fire hydrants, shall comply with the specific applicable standards set forth under Section 2, "Utility Excavation, Trenching And Backfilling", Section 3, "Casing Pipe-Boring And Jacking", and Section 4, "Pipe, Fittings, Valves And Appurtenances".

8.3.2 Fire Hydrants

Hydrants shall comply with AWWA Standard C502, "Fire Hydrants For Ordinary Water Works Service", and shall be equipped with a minimum of one (1) pumper outlet nozzle 4-1/2 inches in diameter and two (2) hose nozzles 2-1/2 inches in diameter. Threads, nozzle caps, operating nuts and color shall conform to City standards. Units shall be traffic type with breakable safety clips or flange, and stem with safety coupling located below barrel break line to preclude valve opening. Hydrants shall be dry top type. Outlet nozzles shall be on the same plane, with minimum distance of 18 inches from center of nozzles to ground surface. Valve shall be compression type with 5-1/4 inches minimum opening unless otherwise requested and show inlet connection to be 6 inches minimum.

- A. Hydrants shall be installed plumb and in true alignment with the connection pipes to the water main. They shall be securely braced against the end of the trench (undisturbed soil) with concrete thrust blocks. The gravel or crushed stone for the drain sump, followed by backfilling, shall be carefully placed and compacted. Installed hydrants shall be painted red for the final coat.
- B. Hydrant placement is to be a minimum of 6 feet and a maximum of 9 feet from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be 18 inches

minimum and 24 inches maximum above final grade. Steamer port shall be correctly positioned for proper connection.

8.3.3 Joint Restraining

Pressure piping fitting and other items requiring restraint shall be braced ~~with thrust blocks or other~~ approved restraining assemblies. Said restraining devices shall be designed for the maximum pressure condition (testing) ~~and safe bearing loads for horizontal thrust, if thrust blocking is used.~~

replace: . Thrust blocks shall not be used unless approved by the City.

8.3.4 Pipe Depth And Protection

The standard minimum cover for water distribution systems shall be three (3) feet from the top of the finish grade. However, should this design not be feasible, protective concrete slabs shall be provided over the pipe within the limits of the lesser cover. Where waterways, canals, ditches or other cuts are crossed, protective concrete slabs shall also be installed across and to 10 feet each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the canal, etc. All water lines and sewer lines must have a metallic tape trace placed above them and taped to the top of pipe.

8.3.5 Connections At Structures

Where pipes re to extend into or through structures, flexible joints are to be provided at the wall face.

8.3.6 Special Exterior Protection For Corrosion

Extra protection shall be provided for underground ~~cast or~~ ductile iron pipe and fittings within areas of severe corrosive conditions. This shall be accomplished by the installation of polyethylene encasement, through the area of concern. The soil test evaluation to determine the necessity for extra protection in suspect areas shall be set forth in ~~ANSI Standard A21.5.~~ Additionally, where other existing utilities are known to be cathodically protected, cast or ductile iron pipe crossing said utility shall be

AWWA C105

installed parallel to and within 10 feet of, existing pipes and protection of new pipes shall also be provided. Steel pipe shall not be installed in severe corrosion areas.

8.3.7 Air Venting And Blow-Offs

Where the water main profile is such that an air pocket or entrapment could occur, resulting in flow blockage, methods for air release shall be provided. Air venting capabilities shall be provided for distribution mains by appropriately placing fire hydrants, blow-offs, or other manual devices. At critical points on major mains, automatic air release assemblies shall be installed. Special care shall be taken to preclude any cross-connection possibility in the design of automatic air release valve application. All dead-end water mains, temporary or permanent, shall be equipped with a manually operated blow-off at the terminal.

8.3.8 Service Connections

Connections to water mains 4 inches and larger shall be made by drilling the appropriate size hole and installation of service saddles, with services to smaller sizes accomplished by in-line fittings. A fitting shall be installed with the service line extended to the property line, perpendicular to said line, and terminating with a plugged curb stop, pending meter installation. On curbed streets the exact location for each installed service shall be marked by etching or cutting a "W" in the concrete curb and painted blue. Where no curb exists or is planned, locations shall be adequately marked by a method approved by the City.

8.4 TESTING

- A. The contractor shall perform hydrostatic testing of all water distribution systems, as set forth in the following and shall conduct said tests in the presence of representatives from the City and/or other authorized agencies, with 48 hours advance notice provided.
- B. Piping and appurtenances to be tested shall be within sections between valves, unless alternate methods have received prior approval from the City.

Testing shall not proceed until concrete thrust blocks are in place and cured, or other restraining devices installed. All piping shall be thoroughly cleaned and flushed prior to testing to clear the lines of all foreign matter. While the piping is being filled with water, care shall be exercised to permit the escape of air from extremities of the test section, with additional release cocks provided if required.

- C. Hydrostatic testing shall be performed at 150 pounds per square inch pressure, unless otherwise approved by the City, for a period of not less than two (2) hours. Testing shall be in accordance with the applicable provisions as set forth in Section 13, AWWA Standard C600. The allowable rate of leakage shall be less than the number of gallons per hour determined by the following formula:

L =

For 150 PSI test: $L = 0.00331 \times ND$

L = allowable leakage in gallons per hour

N = number of joints in the section tested (asbestos-cement pipe couplings shall be considered as one joint).

D = nominal diameter of the pipe in inches.

P = average test pressure maintained during the leakage test in pounds per square inch gauge.

The allowable leakage for PVC plastic pipe with elastomeric joints can be determined from the following table:

Nominal Pipe Size In Inches	Allowable Leakage For 1000 Feet or 50 Joints (Gallons Per Hour)
4	.33
6	.50
8	.66
10	.83
12	.99

- D. The testing procedure shall include the continued application of the specified pressure to the test system, for the two-hour period, by way of a pipe taking supply from a container suitable for measuring water loss. The amount of loss shall be

determined by measuring the volume displaced from said container.

- E. Should the test fail, necessary repairs shall be accomplished by the contractor and the test repeated until within the established limits. The contractor shall furnish the necessary labor, water, pumps, gauges and all other items required to conduct the required water distribution system testing and perform necessary repairs.

8.5 DISINFECTING

8.5.1 Following the pressure testing, the contractor shall disinfect all sections of the water distribution system, and receive approval thereof from the appropriate agencies, prior to placing in service. Advance notice shall be provided to the City before disinfecting procedures start. The disinfection shall be accomplished with the applicable provisions of AWWA Standard ~~C601~~, "Disinfecting Water Mains", and all appropriate agency approvals.

replace: C651

- A. Care shall be taken to provide disinfection to the total system and extremities shall be carefully flushed to accomplish this end. After disinfection has been accomplished, samples of water for bacteriological analysis shall be collected and submitted to and as directed by the Florida Department of Health & Rehabilitation Services or other appropriate approval agency. Should these samples or subsequent samples prove to be unsatisfactory, then the piping shall be disinfected and the test repeated until a sufficient number of satisfactory samples are obtained.
- B. The contractor shall furnish all equipment and materials and perform the work necessary for the disinfecting procedures, including additional disinfection as required.

8.6 AS-BUILT DRAWINGS

8.6.1 The developer must provide three (3) white copies of "As-Built Drawings" of the project showing accurate measurements to water and sewer lines and structures from fixed known locations within the development. The "As-Builts" shall be signed

and sealed by the project design engineer attesting to the accuracy of the locations of the facilities. The "As-Built Drawings" are to be provided before the City can accept the improvements. The developer is to provide three (3) copies of the plans for approval by the City.

SECTION 9

CONCRETE

9.1 GENERAL

9.2 MATERIALS

- 9.2.1 Concrete
- 9.2.2 Reinforcing
- 9.2.3 Expansion Joint Filler
- 9.2.4 Nonshrink Grout
- 9.2.5 Forms
- 9.2.6 Form Ties

9.3 WORKMANSHIP

- 9.3.1 Forms
- 9.3.2 Placing Reinforcing Steel
- 9.3.3 Placing Concrete
- 9.3.4 Compaction
- 9.3.5 Construction Joints
- 9.3.6 Exterior Slabs And Sidewalks
- 9.3.7 Removal Of Forms
- 9.3.8 Finishing Formed Surfaces
- 9.3.9 Protection And Curing

SECTION 9

CONCRETE

9.1 GENERAL

This Section covers the work necessary for the reinforced concrete, complete.

A. Standard Specifications

Applicable parts of the following "Standards" shall be considered a part of this section:

ASTM C94, C31, C39, A615, ~~D994~~, ACI 318

replace: ACI 315

In case of a conflict in the above-listed "Standards" and the requirements stated herein, the requirements herein shall prevail.

9.2 MATERIALS

9.2.1 Concrete

A. Concrete shall be ready-mixed conforming to ASTM C94, Alternate 2, and these Specifications. Portland cement shall be Type II. The use of nonagitating equipment will not be allowed.

B. Concrete shall be agitated by at least 70 revolutions of the mixing drum, but not by more than 270 revolutions. Concrete shall be placed within 1-1/2 hours after the cement has been added to the mix. A delivery ticket shall be furnished to the Engineer with the following information:

Name of concrete firm
Serial number of ticket
Date
Truck number
Specific class of concrete
Amount of concrete
Time loaded
Water added
Time unloaded

C. Minimum allowable 28-day compressive field strength shall be ~~3,000~~ psi when cured and

replace: 3,500

tested, in conformance with ASTM C 31 and C 39. Size of coarse aggregate shall be 1-1/2 inches. Approval of other aggregate gradations must be received in writing before use on the project.

- D. Slump range shall be 2 to 4 inches, and the air entrainment between 3 percent and 6 percent by volume. Submit complete data on the concrete mix for approval in conformance with the requirements of ASTM C 94, Alternate 2. The Owner reserves the right to have test cylinders taken and tested by an approved testing laboratory to verify the strength of the concrete. Acceptance and evaluation of the concrete strengths shall be by the Owner in accordance with ACI 318, current edition.

9.2.2 Reinforcing

- A. Deformed bars conforming to ASTM A 615, Grade 40.
- B. Provide concrete blocks of same strength as the concrete mix to support reinforcing bars. Do not use broken concrete brick or stone.

9.2.3 Expansion Joint Filler

- A. ASTM D 994, 1/2-inch thick.

9.2.4 Nonshrink Grout

- A. Nonshrink grout shall be specified.

9.2.5 Forms

- A. New plywood for exposed areas, new shiplap or plywood for unexposed areas. Materials shall produce tight forms and an acceptable finish.

9.2.6 Form Ties

- A. Form ties on exposed surfaces shall be located in a uniform pattern. Form ties shall be constructed so that the tie remains embedded in the wall, except for a removable portion at each end. Form ties shall have conical or spherical type inserts; inserts shall be fixed so that they remain in contact with forming

material, and shall be constructed so that no metal is within one inch of the concrete surface when the forms, inserts, and tie ends are removed. Wire ties will not be permitted. Ties shall withstand all pressures and limit deflection of forms to acceptable limits.

- B. Flat bar ties for panel forms shall have plastic or rubber inserts having a minimum depth of 1 inch and sufficient dimensions to permit proper patching of the tie hole.

9.3 WORKMANSHIP

9.3.1 Forms

- A. Construct forms accurately to dimensions and elevations required and to be strong and unyielding. Construct forms with tight joints to prevent the escape of mortar and to avoid the formation of fins. Brace as required to prevent distortion during concrete placement.

9.3.2 Placing Reinforcing Steel

- A. Place reinforcing steel in conformance with the information on the Drawings and CRSI Recommended Practice for Placing Reinforcing Bars, except as modified herein. Minimum length of splices shall be as herein specified. Top bars shall be defined as any horizontal bar placed such that 12 inches of fresh concrete is cast below in any single pour. Horizontal wall bars are considered top bars. All top bars shall have 42 diameter lap with minimum of 24 inches. All other bars shall have 30 diameter lap with minimum of 18 inches. Tie splices with 18-gage annealed wire as specified in the referenced CRSI standard.

9.3.3 Placing Concrete

- A. Prior to placing concrete, remove water from excavation and all debris and foreign material from forms. Check the reinforcing steel for proper placement and correct any discrepancies.
- B. Before depositing new concrete on old

concrete, clean surface and pour a cement sand grout to a minimum depth of one inch over the surface. Proportions of cement and sand shall be as in the concrete mix.

- C. Place concrete as soon as possible after leaving mixer, without segregation or loss of ingredients, without splashing forms or steel above, and in layers not over 2 feet deep. The vertical drop to final placement shall not exceed 6 feet. Placement shall conform to the requirements of ACI 318, except as modified herein.
- D. Do not place concrete when the ambient temperature is below 40 degrees F or approaching 40 degrees F and falling, without special protection as approved by the Engineer. Any concrete damaged by freezing shall be removed and replaced at no additional cost to the Owner.

9.3.4 Compaction

- A. Apply approved vibrator at points spaced not farther apart than vibrator's effective radius. Apply close enough to forms to vibrate surface effectively, but not damage form surfaces. Vibrate until concrete becomes uniformly plastic. Vibrator must penetrate the fresh-placed concrete and into the previous layer of fresh concrete layer below.

9.3.5 Construction Joints

- A. Locate as shown or as approved, except that maximum spacing between construction joints shall be 40 feet.

9.3.6 Exterior Slabs And Sidewalks

- A. Slabs shall be ball floated with a wood float, wood troweled, and lightly troweled with a steel trowel, and finished with a broom to obtain a nonskid surface. All exposed edges shall be finished with a steel edging tool.

9.3.7 Removal Of Forms

- A. Remove after concrete has set sufficiently to

carry the dead load and construction load it has to sustain and when approved by the Engineer. Remove forms with care to prevent scarring and damaging the surface.

9.3.8 Finishing Formed Surfaces

A. AREAS NOT SUBJECT TO WATER

1. Cut out all honeycombed and defective areas. Cut edges perpendicular to surface at least one inch deep, no feather edge allowed, and patch. Using bonding agent, fill holes flush with cement mortar composed of one (1) part cement and two (2) parts sand. Run surface with wood float and burlap. Keep patches damp for a minimum of seven (7) days, or spray with curing compound to minimize shrinking. Fill all form tie holes in same manner.

9.3.9 PROTECTION AND CURING

- A. Protect fresh concrete from direct rays of the sun, drying winds, and wash by rain. Cure formed surfaces with an approved curing compound applied in conformance with the manufacturer's directions as soon as the forms are removed and finishing completed.

SECTION 10

GENERAL NOTES

Specifications For Lift Stations

1. Pumps to be as manufactured by "FLYGT", Hydromatic or approved equal.
2. Liquid level ~~sensors~~ to be "FLYGT" ENH-10 (4 each), Hydromatic or equal.*
3. Wetwell access hatch to be minimum 30" X 48", 300# checkered aluminum plate with padlock staple and hasp, swing handle and 316 stainless steel fittings and accessories as manufactured by "Halliday" or approved equal. Hatch frame to be integrally cast in top. Provide "master" keyed locks.
4. Control panel to be as manufactured by "Sta-Con, Inc., ~~Model 3825"~~ or equal in a Nema ~~3R~~ stainless steel* enclosure. Cabinet to be aluminum dead front construction with continuous hinge. The control panel shall include the following: Phase and Power Failure Protection, pump alternator with alternator test, emergency generator circuit breaker with interlock, emergency generator plug-in receptacle (Pyle-National JRE4100), D.C. alarm with battery 8 charger, alarm horn, strobe light and alarm silencer, alarm to be energized by power/phase failure or high water level float. Duplex 120 V. receptacle to be provided in panel. Shop drawings required for approval.
5. Power source to be 3 phase, 60 HZ. All wiring as per N.E.C. Single phase power may be used if appropriate.
6. All nuts, bolts, washers, and miscellaneous hardware to be 316 stainless steel.
7. Lightning arrestors shall be provided as required by the City.
8. Quick disconnect hose couplings shall be 4" nominal diameter for force mains 6" diameter and under; force mains greater than 6" in diameter shall have 6" diameter couplings. Primary stations shall have 6" diameter couplings as well.
9. Plug valves on by-pass lines shall be buried with access through cast iron street boxes. Valves to be supplied

Note: these are not equal. As written you will always get Hydromatic. Flygt are more expensive but higher quality.

replace: float switches

add: Float switches shall be mercury free.

remove Model 3825"

Note: suggest developing standard drawing

replace: 3R with 4X type 316 *add: 4L listed

Note: confirm this is current City standard

Note: suggest defining this term

with 2" operator nuts and "T" handle operator wrenches. Handles shall project 3'0" above finish grade when in place.

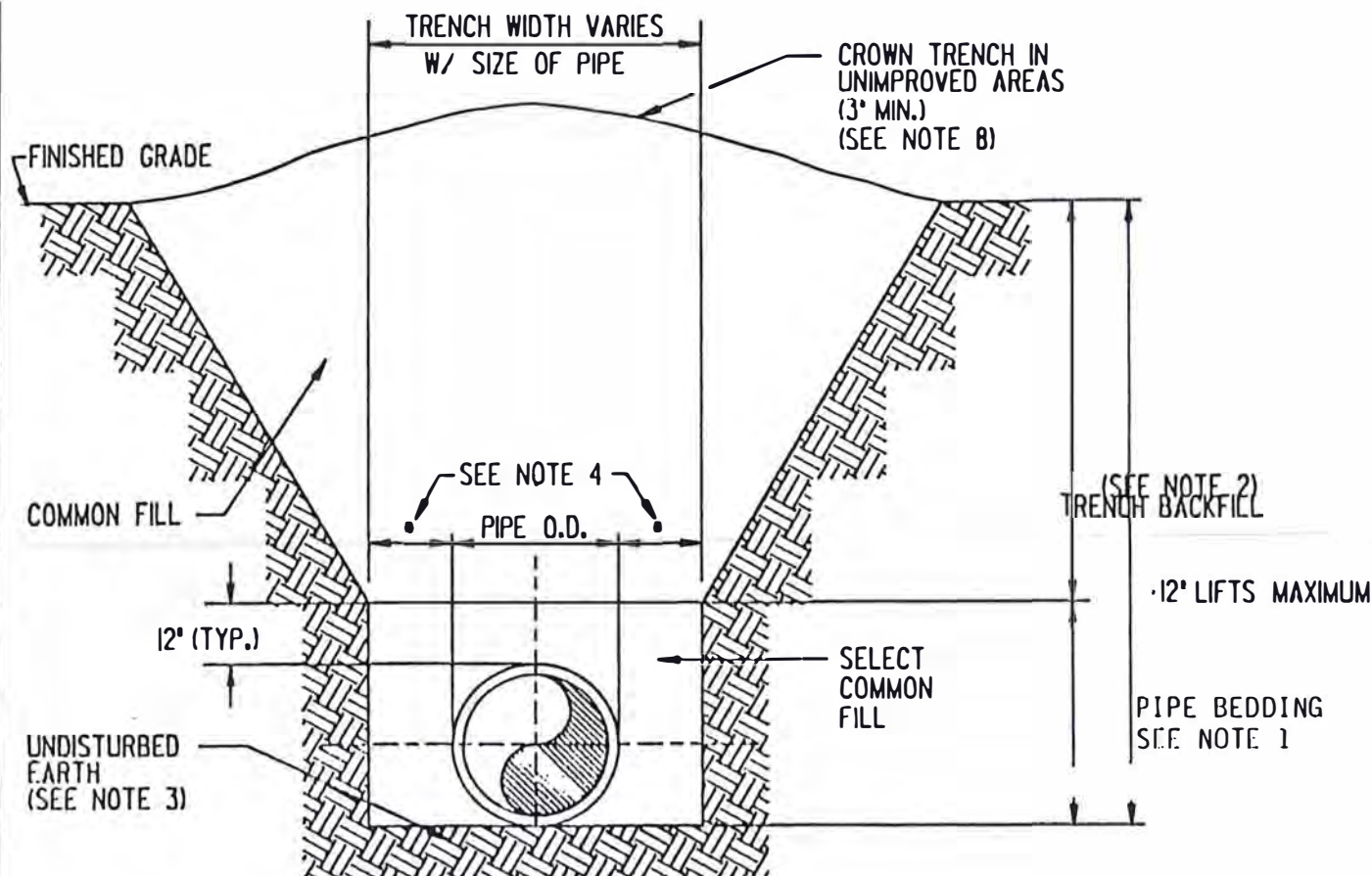
10. All wet well and valve box construction joints to be sealed with "RAM-NEK" tape and apply any hydrous cement to leak free state.
11. A 6'0" high chain link fence enclosure with 3 strand barbed wire top and double gates shall be provided as required by the City.
12. Valve box hatch to be 36" X 48", 300# rating. Construction and manufacturer as specified in Note 3.
13. Cast iron street boxes shall be as manufactured by "NEENAH" or approved equal. Boxes to be adjustable.
14. All exposed and embedded conduits to be galvanized.
15. The base and part of the walls (2 feet +/-) to be supplied as one precast section.
16. Pressure gauges to be located behind the check valve to prevent damage to the gauges.

Note: suggest exposed conduits be rigid aluminum and embedded or underground conduits be Sch 80 P.V.C.

SECTION 11

Standard Detail Drawings

FIGURE 100	TYPE B BEDDING & TRENCHING DETAIL
FIGURE 101	TYPE A BEDDING & TRENCHING DETAIL
FIGURE 102	CONCRETE ARCH & ENCASMENT DETAILS
FIGURE 103	THRUST BLOCK DETAIL
FIGURE 104	RESTRAINED PIPE TABLE
FIGURE 105	WATER MAIN THRUST COLLAR DETAIL
FIGURE 106	BORING & JACKING DETAIL
FIGURE 107	VALVE COLLAR DETAIL
FIGURE 108	PVC PIPE LOCATING WIRE DETAIL
FIGURE 109	AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL
FIGURE 110	OFFSET AIR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL
FIGURE 200	PRECAST CONCRETE MANHOLE PLAN & SECTION
FIGURE 201	MANHOLE CONNECTION DETAILS
FIGURE 202	STANDARD MANHOLE FRAME & COVER
FIGURE 203	PLUG VALVE & BOX DETAIL
FIGURE 204	SERVICE LATERAL DETAIL
FIGURE 300	PUMP STATION SITE PLAN
FIGURE 301	PUMP STATION DETAILS, PLANS, SECTION & NOTES
FIGURE 302	PUMP STATION CONTROL PANEL INSTALLATION DETAIL
FIGURE 303	DUPLEX CONTROL PANEL ENCLOSURE DEAD FRONT LAYOUT
FIGURE 304	DUPLEX CONTROL PANEL ENCLOSURE SUBPANEL LAYOUT
FIGURE 305	DUPLEX CONTROL SCHEMATIC
FIGURE 306	PUMP STATION CONTROL PANEL LEGEND
FIGURE 307	CHAIN LINK FENCE DETAIL
FIGURE 400	GATE VALVE & BOX DETAIL
FIGURE 401	BUTTERFLY VALVE & BOX DETAIL
FIGURE 402	FIRE HYDRANT ASSEMBLY DETAIL
FIGURE 403	BLOWOFF VALVE DETAIL
FIGURE 404	WATER SERVICE LOCATION DETAIL
FIGURE 405	WATER SERVICE CONNECTION DETAILS
FIGURE 500	DETECTOR CHECK VALVE ASSEMBLY
FIGURE 501	REDUCED PRESSURE BACKFLOW PREVENTER
FIGURE 502	FIRE LINE MASTER METER ASSEMBLY



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (•): 15' MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24' MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

~~LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES~~

TYPE B BEDDING AND
TRENCHING DETAIL

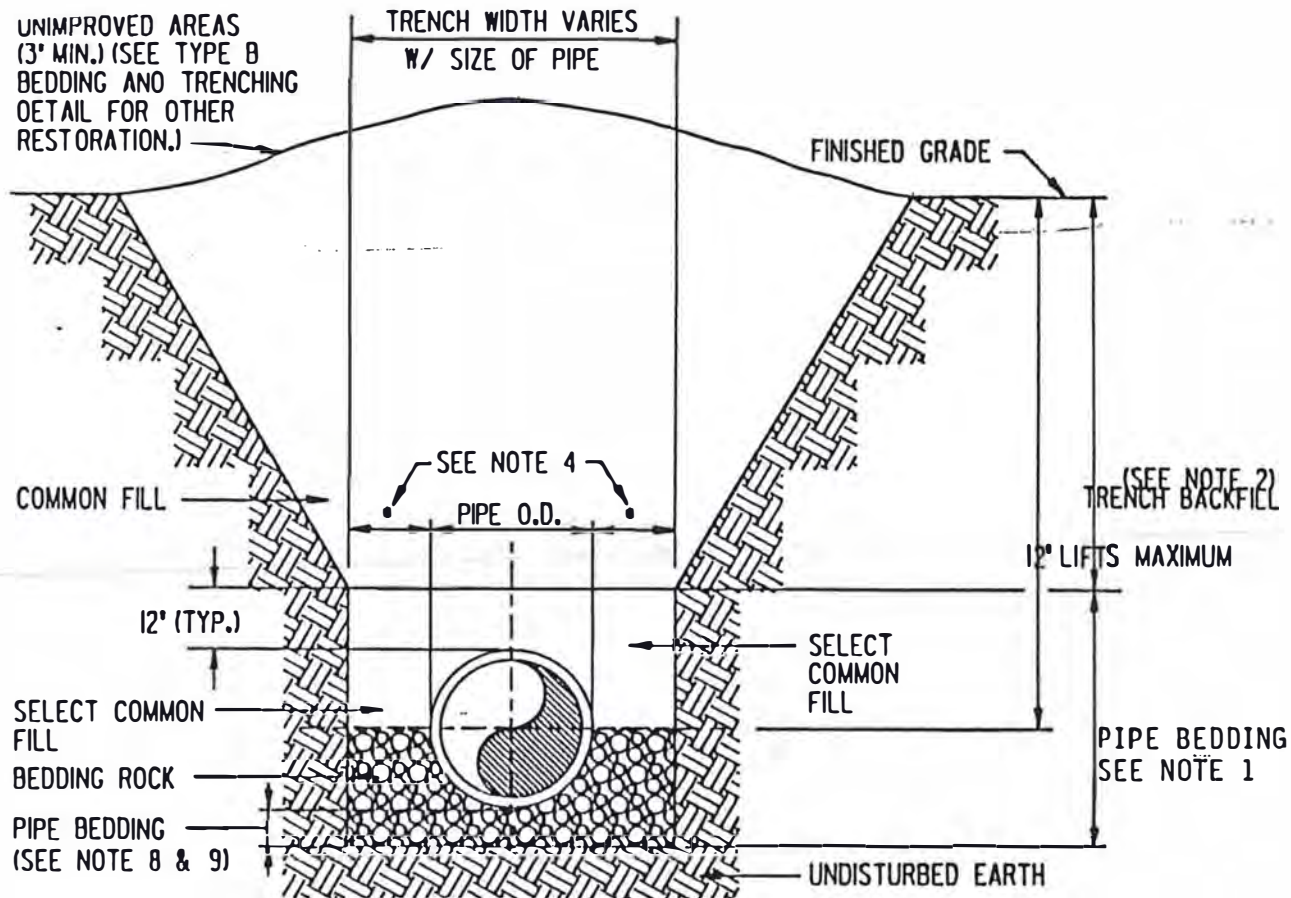
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FIG: 100

replace: 2.3.5

replace: FDOT or Lake

replace on all pages:
City of Fruitland Park



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE ENGINEER.
4. (*): 15' MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24' MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION ~~32.5~~ OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE ENGINEER. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. ~~COUNTY~~ SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

replace: 2.3.5

replace: City

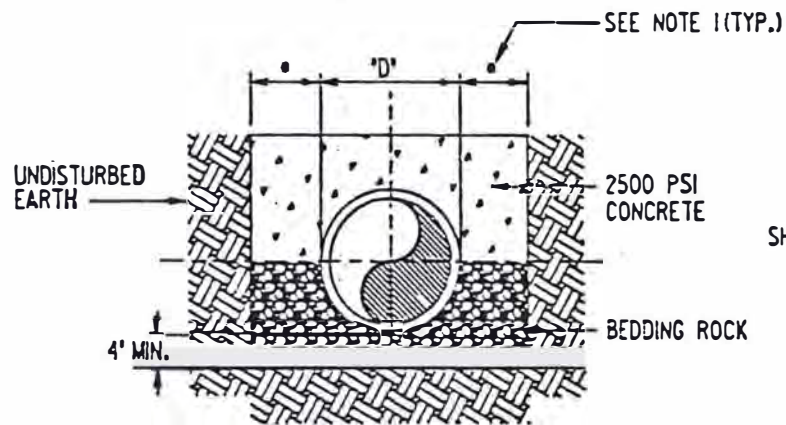
~~LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES~~

TYPE A BEDDING AND
TRENCHING DETAIL

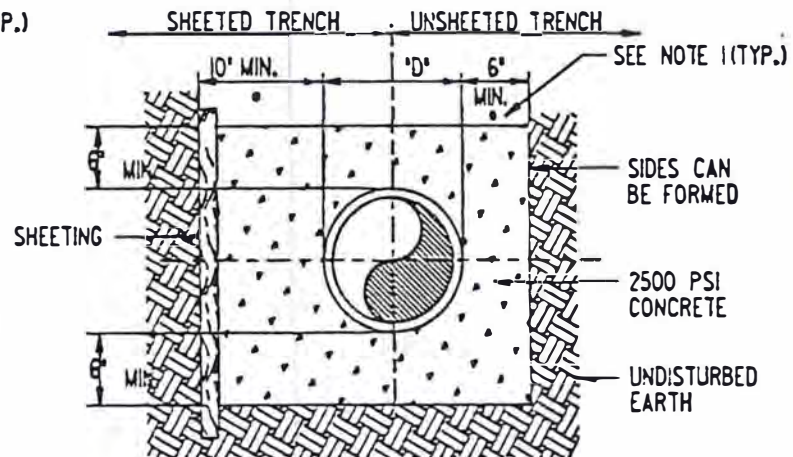
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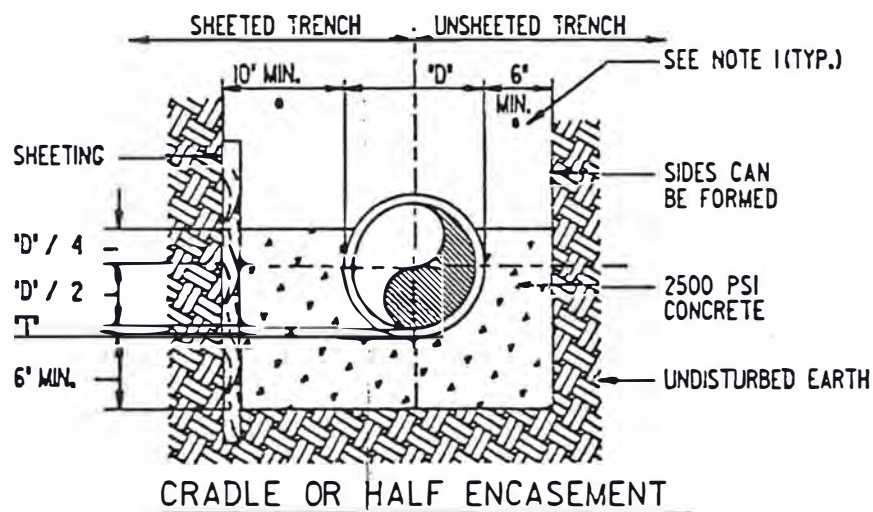
FIG: 101



CONCRETE ARCH



FULL ENCASEMENT

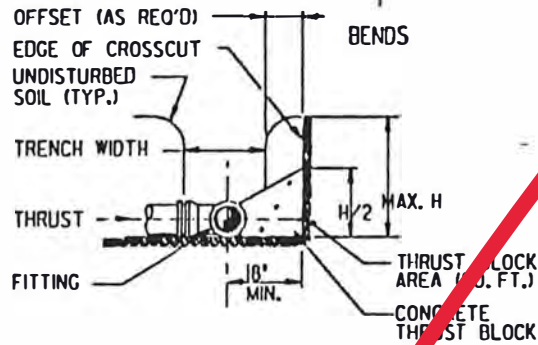
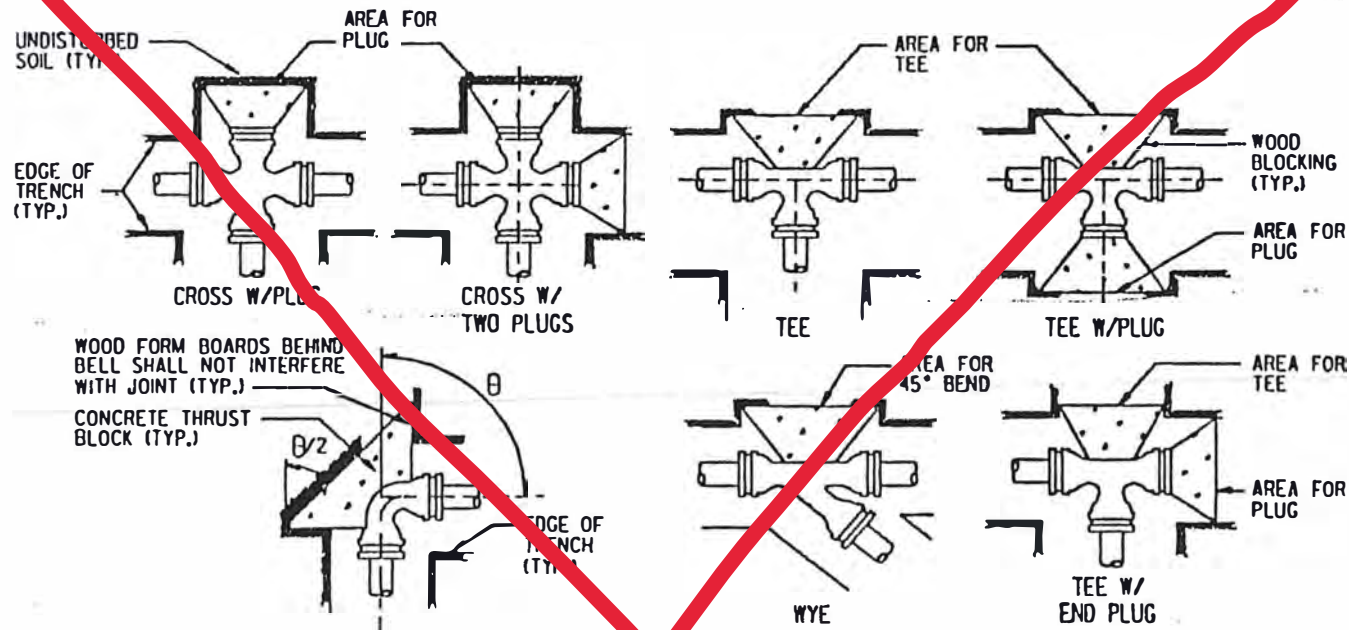


CRADLE OR HALF ENCASEMENT

NOTES:

1. (•): 15' MAX. FOR PIPE DIAMETER LESS THAN 24', AND 24' MAX. FOR PIPE DIA. 24' AND OVER.
2. 'D' REFERS TO THE DIAMETER OF THE PIPE.
3. 'T' REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE ENGINEER.
5. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING EXCAVATIONS.

suggest removing and only allowing is specifically approved by the City.



TYPICAL SECTION

SCHEDULE FOR THRUST BLOCK AREAS						
PIPE SIZE (INCHES)	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	45°/90° BEND (SQ. FT.)	90°/45° BEND (SQ. FT.)	TEE (SQ. FT.)	WYE (SQ. FT.)
1						
2						
3						
4						
6						
8						
10						
12						
15						
18						
24						
30						
36						
42						
48						
60						
72						
90						

THRUST BLOCK AREA TO BE COVERED BY ONE OF 100# OR 150# PRESTRESSER BLOCKS.
• TO BE COMPLETED BY ENGINEER.

- NOTES:
- THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
 - EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL.) PRIOR TO PLACING CONCRETE THRUST BLOCK.
 - ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED.
 - THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUITE THE SPECIFIC FITTING ARRANGEMENT.
 - ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE AND/OR SOIL RESISTANCE BEARING IS LESS THAN 1500 PSF.
 - ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

THRUST BLOCK DETAIL

DATE: NOV. 1990 DWG:

FIG: 103

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND									
45° BEND									
22-1/2 °BEND									
11-1/4 BEND									
PLUG OR BRANCH OF TEE									

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

WORKING PRESSURE: P.S.I.*
 SOIL DESIGNATION: *
 LAYING CONDITIONS: *

6. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

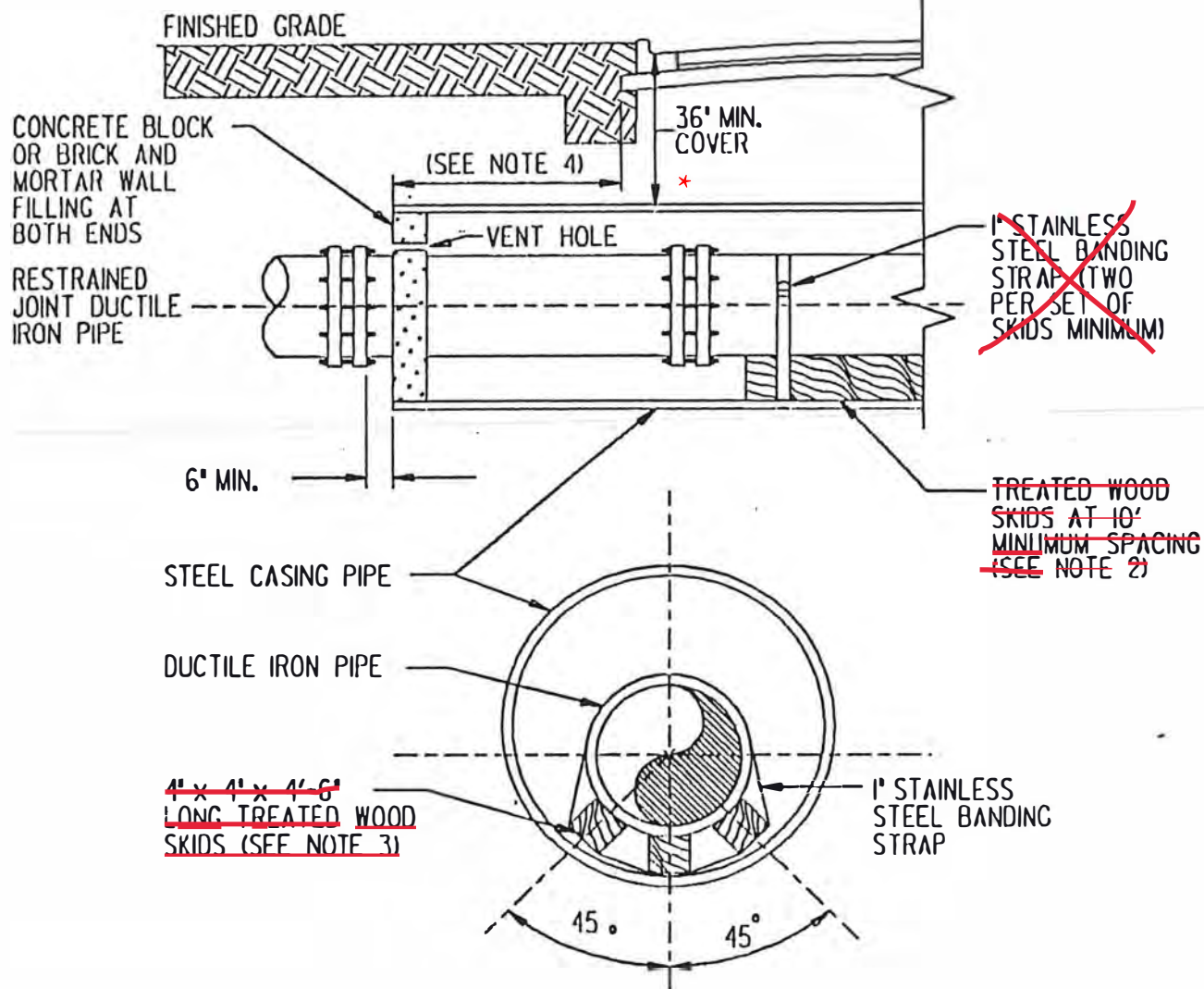
* TO BE COMPLETED BY THE ENGINEER.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

RESTRAINED PIPE TABLE

DATE: NOV 1990 | DWG.

FIG 104



1. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE SHALL BE MET.
2. ~~CASING SPACERS, AS SPECIFIED IN SECTION 33.4.4. OF THE MANUAL, MAY BE REQUIRE BY THE ENGINEER OR MAY BE SUBSTITUTED IN LIEU OF WOOD SKIDS AND BANDING STRAP.~~
3. ~~LARGER SKIDS SHALL BE REQUIRED FOR PIPE GREATER THAN 24" DIAMETER.~~
4. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE COUNTY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

add: on City road (Note 2)

replace: Casing Spacers

replace: Casing Spacers

2. Depth under County or State roads shall be as required by Lake County or FDOT.

replace: 3

replace: City

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

BORING AND JACKING DETAIL

DATE: NOV. 1990

DWG:

FIG: 106

24" x 24" x 6"
THICK CONC. PAD
TYP. EACH VALVE BOX.

3" DIA. BRONZE DISC
ANCHORED IN CONC. PAD
STAMP AS REQ'D
(SEE NOTE 1)

SIZE OF VALVE

TYPE OF VALVE

SERVICE

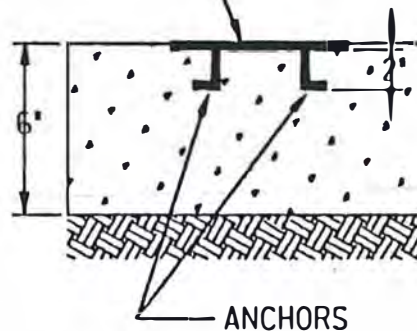
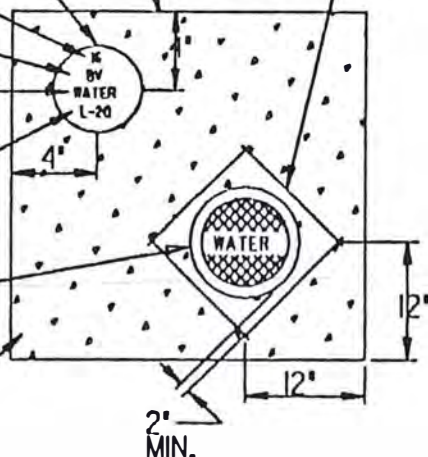
DIRECTION & NO.
OF TURNS TO
OPEN

VALVE BOX
AND COVER
(TYP.)

2500 P.S.I.
CONCRETE MIN.

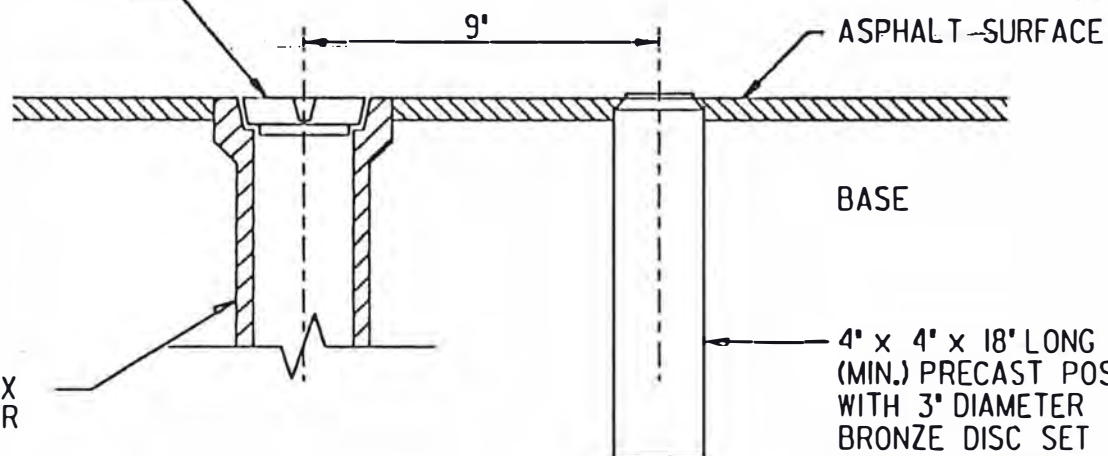
#4 BARS ALL
AROUND

3" DIA. BRONZE
DISC ANCHORED IN
CONC. PAD STAMP
AS REQ'D.



UNIMPROVED CONDITION

TOP FLUSH WITH
FINISHED GRADE



VALVE BOX
AND COVER
(TYP.)

4" x 4" x 18" LONG
(MIN.) PRECAST POST
WITH 3" DIAMETER
BRONZE DISC SET IN
GROUT AS SHOWN
ABOVE.

IMPROVED CONDITON

NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES 16" AND LARGER, OR AS REQUIRED BY THE COUNTY FOR CRITICAL OFFSITE VALVES.
2. VALVE COLLAR DIMENSIONS MAY BE REDUCED TO 18" X 18" X 6" WHEN THE BRONZE IDENTIFICATION DISC IS NOT REQUIRED.

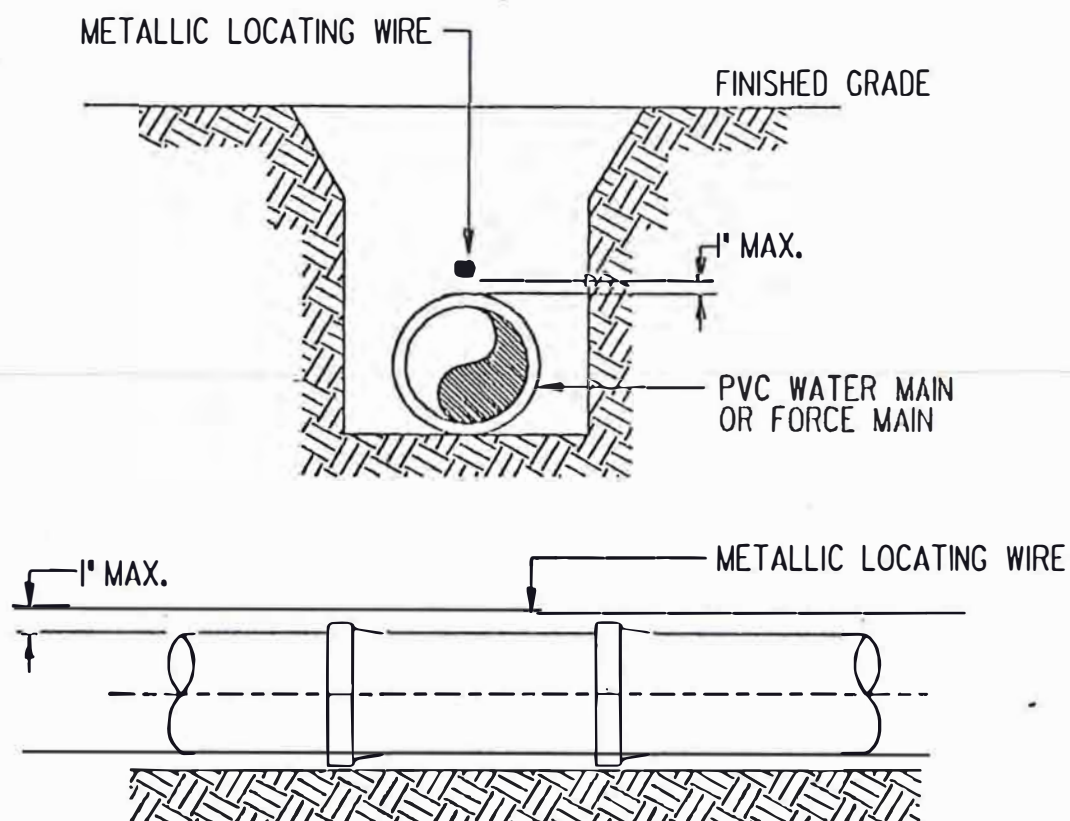
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

VALVE COLLAR DETAIL

DATE: NOV. 1990

DWG:

FIG:107



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR
2. AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX
3. AND BE CAPABLE OF EXTENDING 12' ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION. USE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.

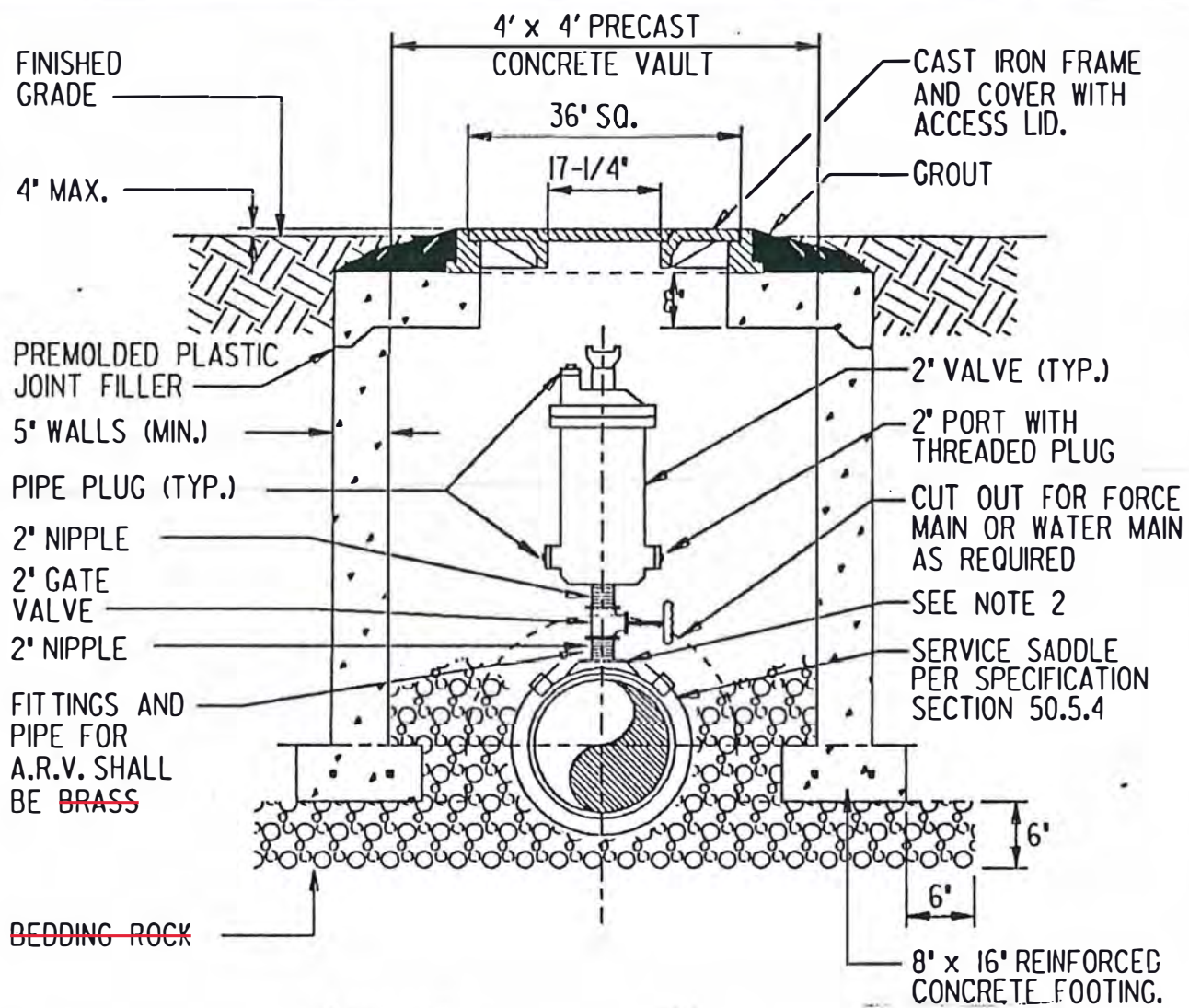
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PVC PIPE LOCATING
WIRE DETAIL

DATE: NOV. 1990

DWG: _____

FIG: 108



replace: Type 316 stainless steel

replace: #57 stone

replace: City

NOTES:

1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE ~~COUNTY~~
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.

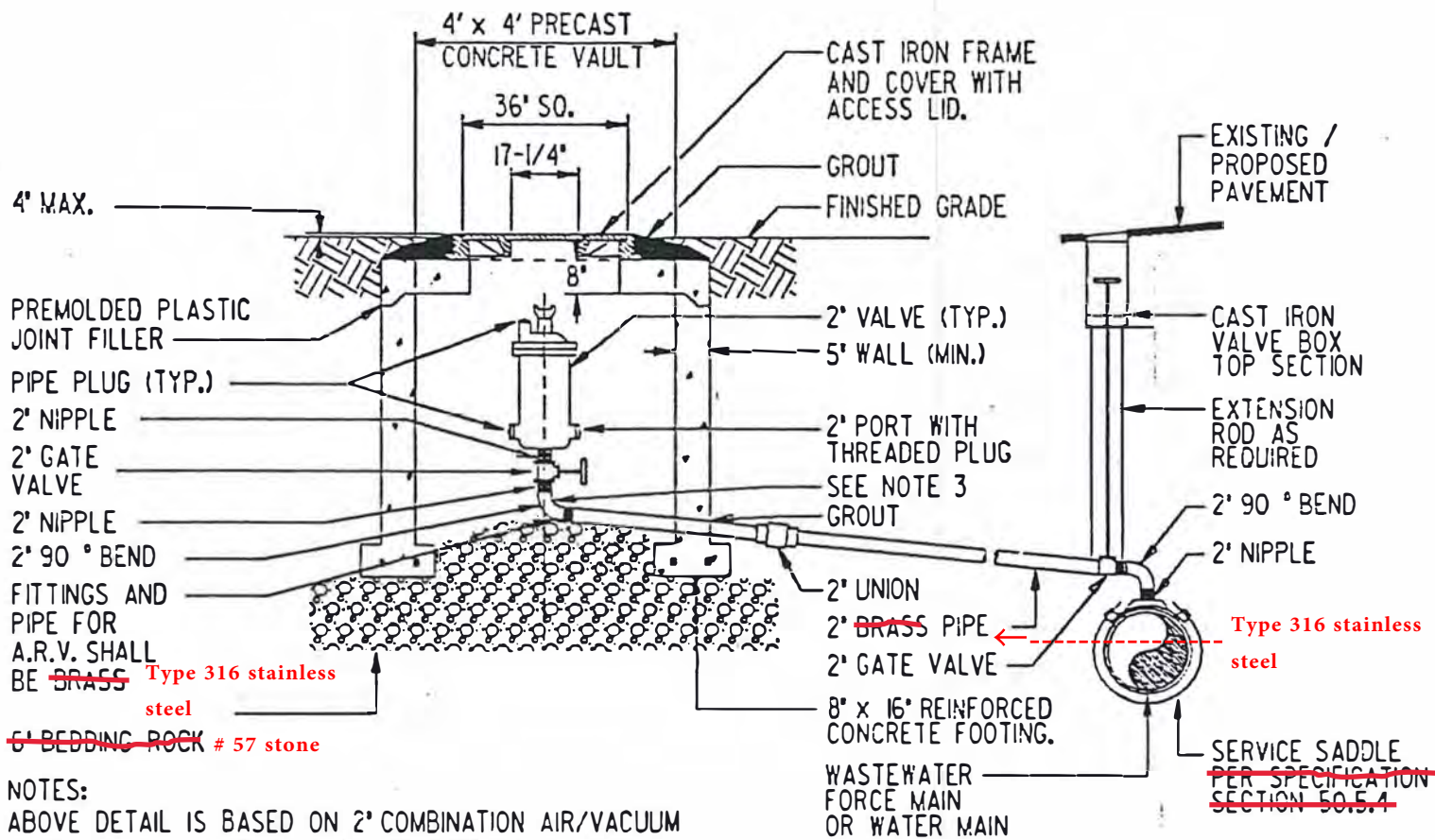
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

AIR OR COMBINATION AIR/VACUUM
RELEASE VALVE DETAIL

DATE: NOV. 1990

DWG:

FIG: 109

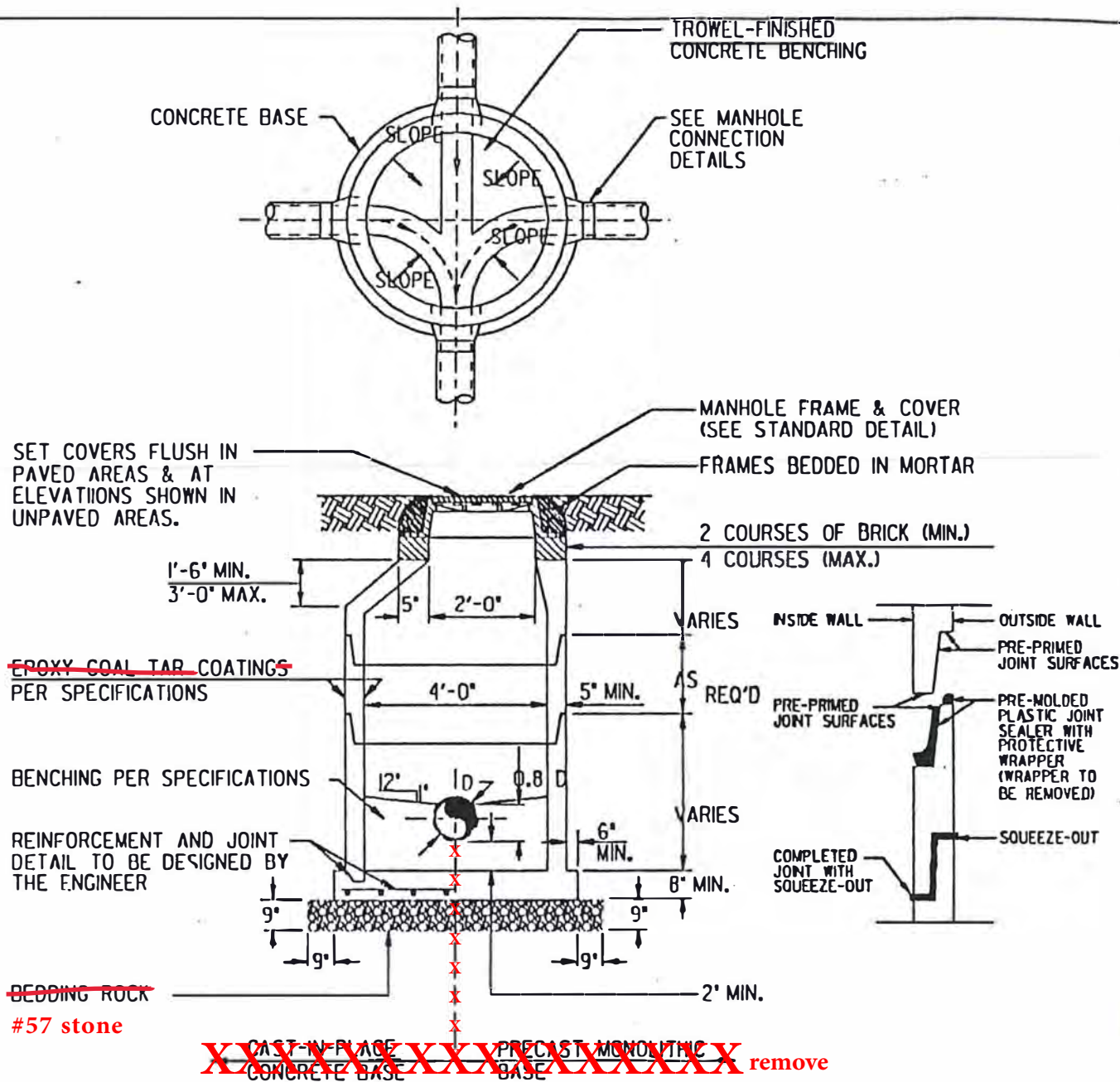


NOTES:

1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE ~~COUNTY~~ City PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

OFFSET AIR OR COMBINATION AIR/VACUUM
VACUUM RELEASE VALVE DETAIL



NOTES:

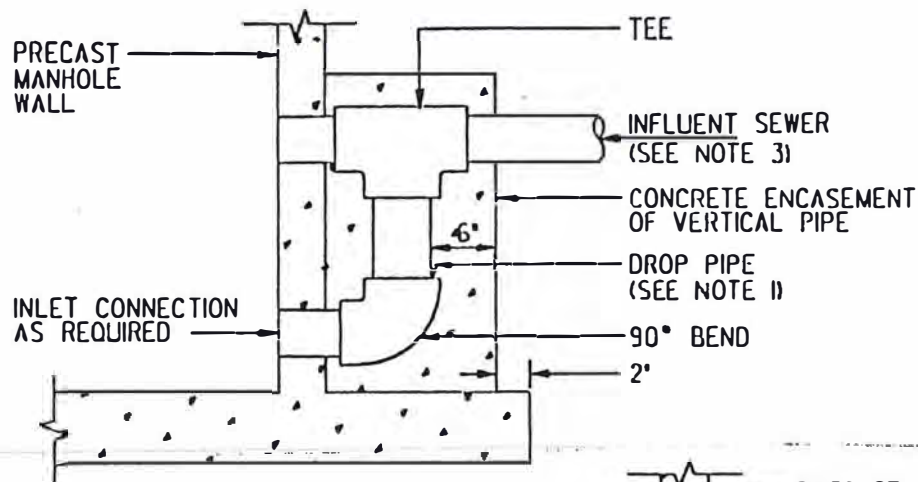
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24", SEE SECTION 20.4.3 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PRECAST CONCRETE MANHOLE
PLAN AND SECTION

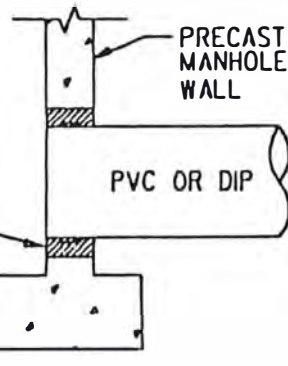
DATE: NOV. 1990 DWG:

FIG: 200

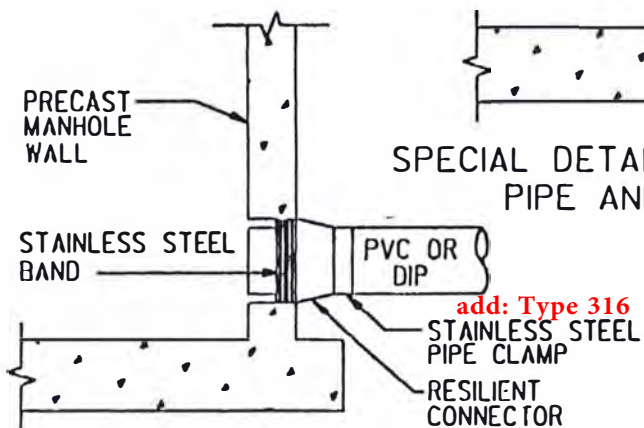


STANDARD DROP DETAIL

TRANSITE COLLAR ENCASED
IN NON-SHRINK GROUT
FLUSH WITH MANHOLE WALL
(SEE NOTE 2)



SPECIAL DETAIL FOR 24" DIAMETER
PIPE AND LARGER



STANDARD PRECAST MANHOLE
PIPE CONNECTION

NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE ~~COUNTY~~ MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS ~~replace: City~~ FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

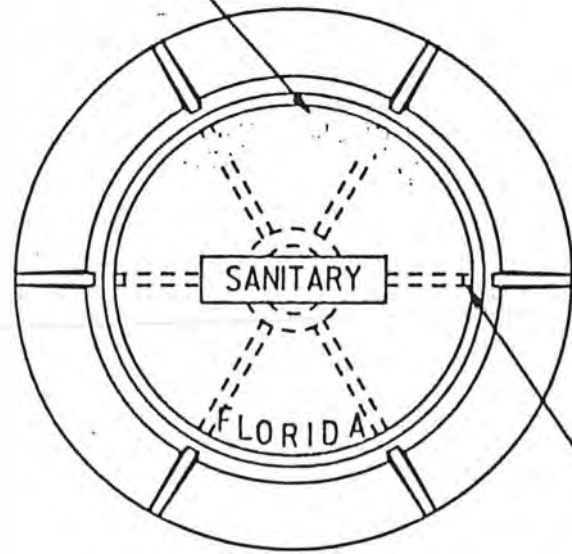
MANHOLE CONNECTION
DETAILS

DATE: NOV. 1990

DWG:

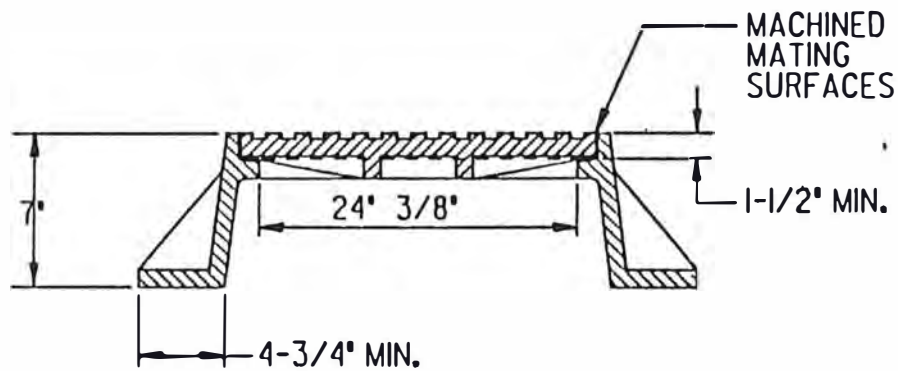
FIG: 201

RAISED 1-1/2" LETTERS
FLUSH WITH TOP OF COVER



2 - NON PENETRATING
PICK HOLES

PLAN



ELEVATION

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

STANDARD MANHOLE
FRAME AND COVER

DATE: NOV. 1990 DWG: .

FIG: 202

SET TOP OF VALVE BOX
TO FINISHED GRADE

FINISHED GRADE

CONCRETE COLLAR
IN UNPAVED AREAS
(SEE DETAIL)

ADJUSTABLE CAST IRON
VALVE BOX

SEE NOTE ~~2~~1

M.J. PLUG VALVE

WASTEWATER
FORCE MAIN

BOX SHALL REST ON
BEDDING ROCK NOT
ON VALVE OR PIPE
AND SHALL BE
CENTERED ON
OPERATING NUT

~~6" BEDDING ROCK~~
#57 stone

NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO
- ~~2.~~ COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

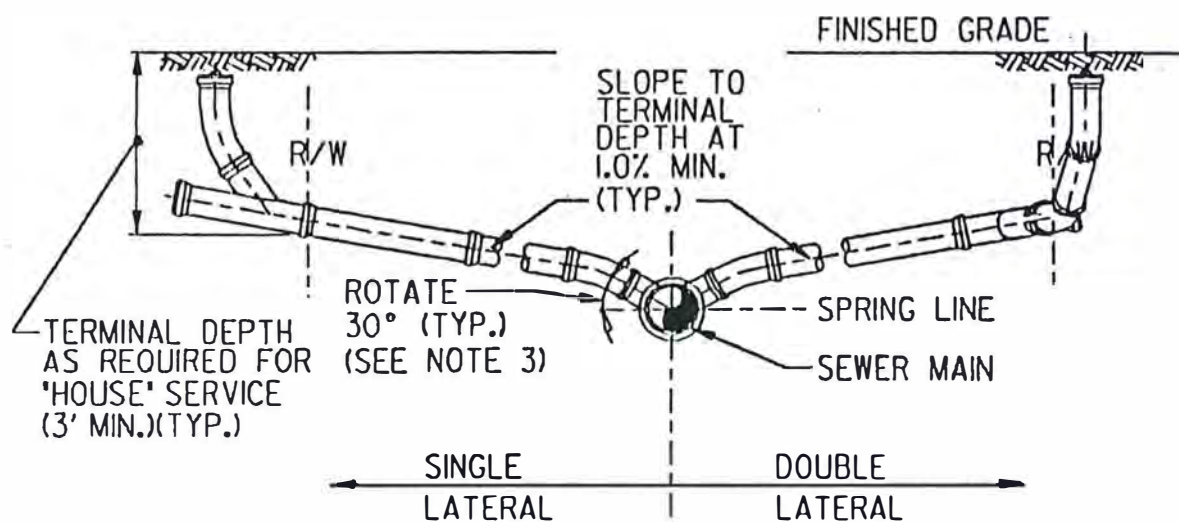
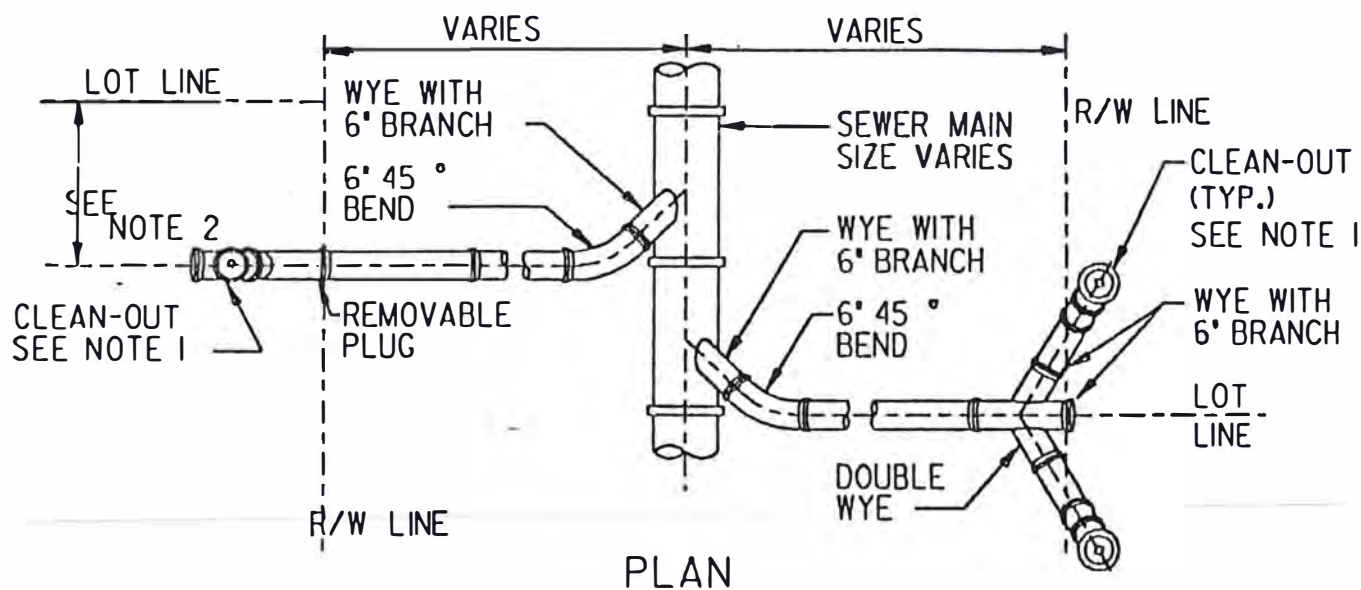
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PLUG VALVE AND
BOX DETAIL

DATE: NOV. 1990

DWC:

FIG: 203



NOTES:

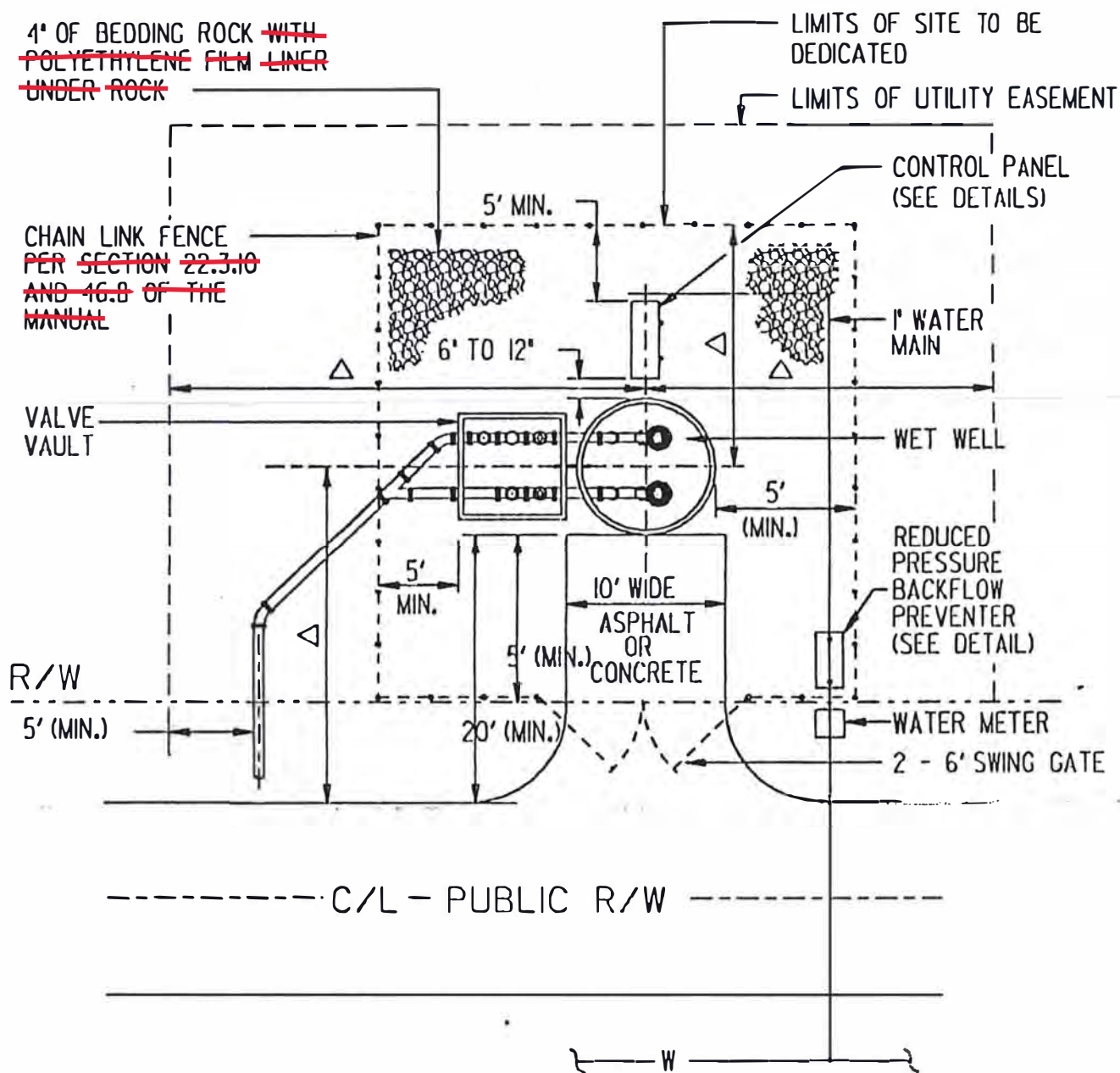
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

SERVICE LATERAL DETAIL

DATE: NOV. 1990 DWG:

FIG: 204



Minimum

- △ THIS DIMENSION SHALL BE EQUAL TO THE DEPTH OF THE WET WELL.

ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC ~~DETAIL~~ **plan**

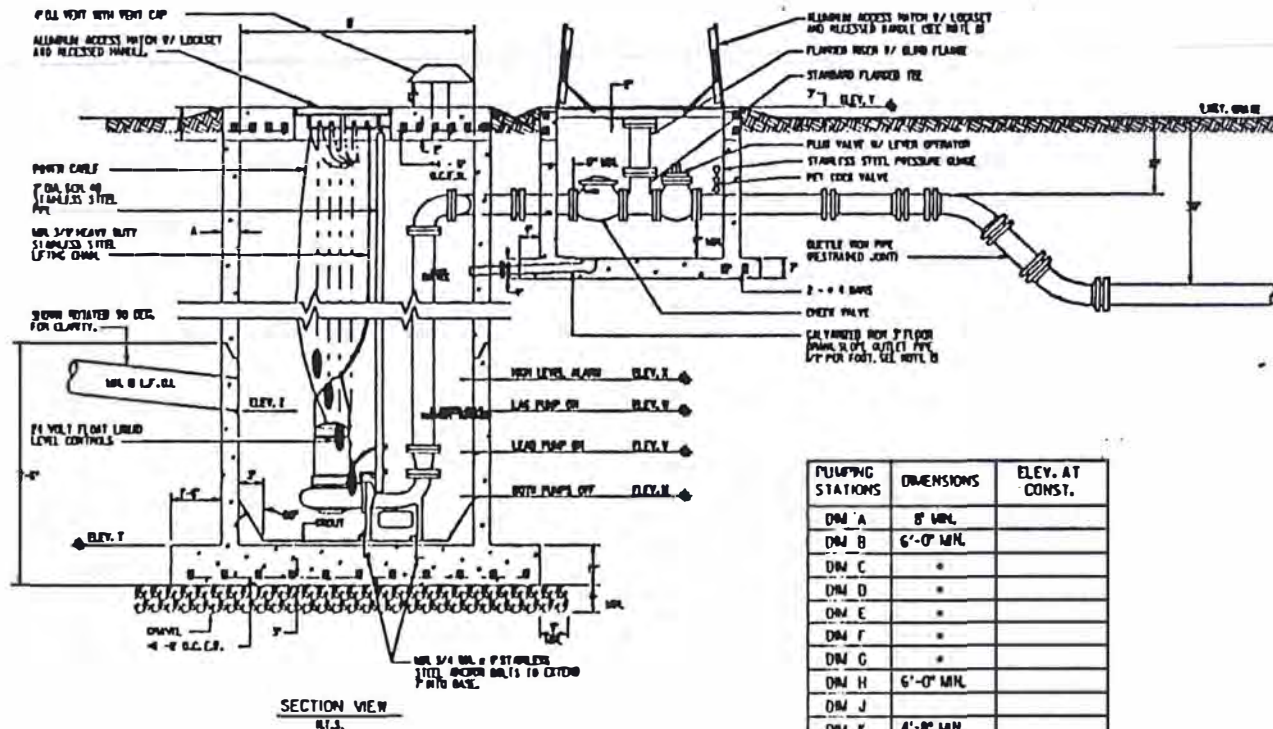
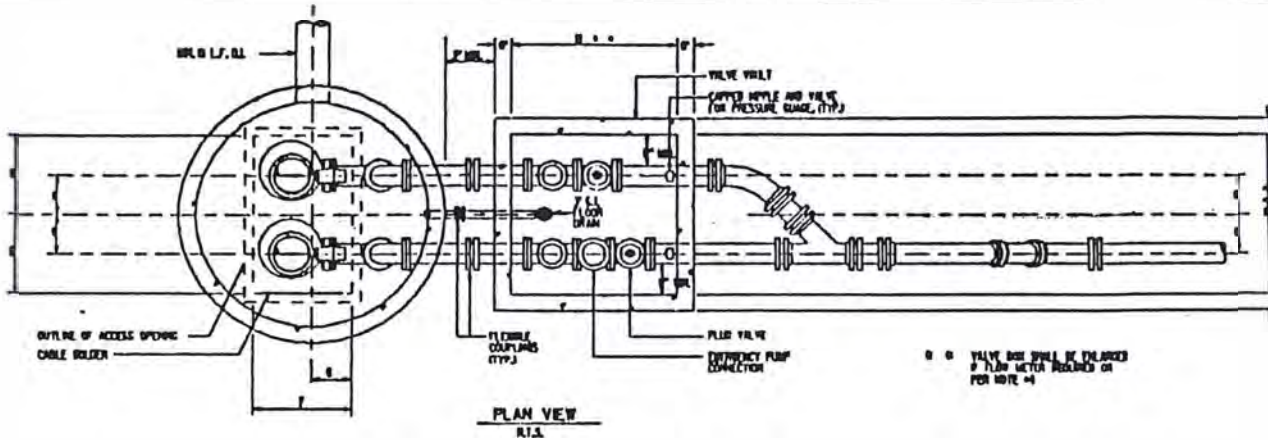
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PUMP STATION SITE PLAN

DATE: NOV. 1990

DWG:

FIG: 300



PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DM A	8' MIN.	
DM B	6'-0" MIN.	
DM C	"	
DM D	"	
DM E	"	
DM F	"	
DM G	"	
DM H	6'-0" MIN.	
DM J	"	
DM K	4'-0" MIN.	
ELEV T		0.00
ELEV U		
ELEV V		
ELEV W		
ELEV X		
ELEV Y		
ELEV Z	4'-6" MIN.	

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:

- ALL EXPOSED METAL SHALL BE PRIMED WITH 2 COATS OF EXTERIOR ENAMEL PAINT.
- WET WELL AND VALVE VAULT SHALL BE COATED WITH COAL-TAR-BLADE REPEAT-FIVE COATS-8" WALS-EACH
- BASE AND FIRST RISER LIMIT TO BE CAST MONOLITHIC.
- VALVE VAULT SHALL BE SEED TO PERMIT EASY REMOVAL OF CHECK VALVE FITTINGS WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
- VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
- ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATER-TIGHT WITH WALL GLEIVE OR NON-SHEDDING GROUT.
- THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
- WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 304 S.S. HARDWARE AND LOCK BRACKET, SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE COUNTY.
- FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
- PUMPS SHALL BE

MANUFACTURER: MODEL: HP: DM: VOLTAGE:
 WALS: DISCHARGE SIZE: WALS: VOLTAGE:
 PHASE: H.P.:
 MIN. SOLID SIZE: WALS: CURVE:

MANUFACTURER: MODEL: HP: DM: VOLTAGE:
 WALS: DISCHARGE SIZE: WALS: VOLTAGE:
 PHASE: H.P.:
 MIN. SOLID SIZE: WALS: CURVE:

MANUFACTURER: MODEL: HP: DM: VOLTAGE:
 WALS: DISCHARGE SIZE: WALS: VOLTAGE:
 PHASE: H.P.:
 MIN. SOLID SIZE: WALS: CURVE:

- OPERATIONS CONDITIONS SHALL BE DM AT FEET FOM.
- ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
- CONTRACTOR MAY INSTALL A T³ TRAP BETWEEN THE VALVE VAULT AND WET WELL AS AN ALTERNATIVE TO THE FLOOR DRAIN SHOWN.

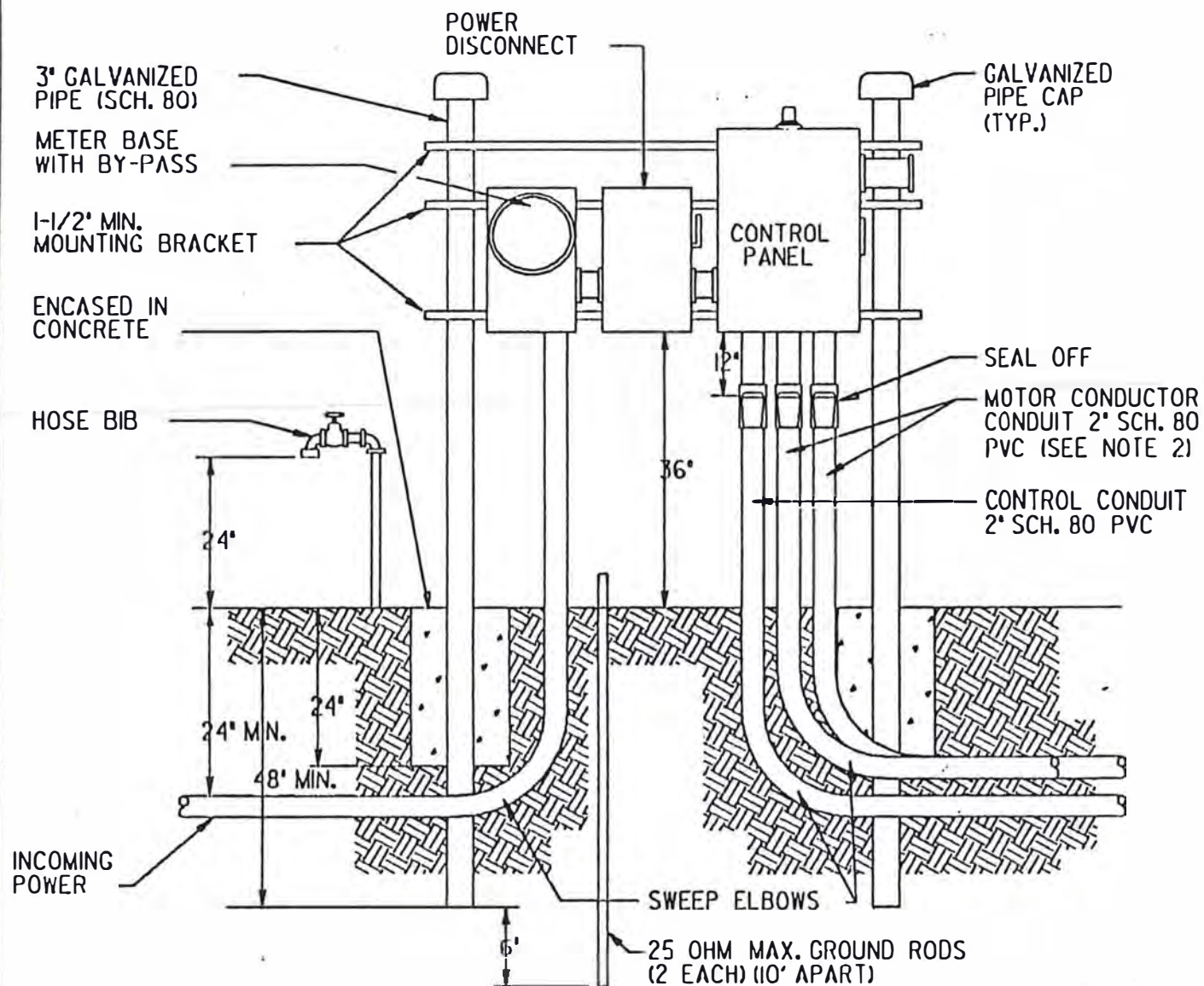
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PUMP STATION DETAILS
 PLANS, SECTION, AND NOTES

DATE: NOV. 1990

DWG:

FIG: 301



NOTES:

1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO 3".
3. POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3 PHASE FROM A 3 PHASE SOURCE ONLY.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PUMP STATION CONTROL PANEL
INSTALLATION DETAIL

DATE: NOV. 1990

DWG:

FIG: 302

MOUNTING BRACKET

ALARM LIGHT

GENERATOR
RECEPTACLE

ALARM
HORN

PAD
LOCK
BRACKET

DOOR
LATCH

MOUNTING
BRACKETS

POCKET

DOOR STOP
WITH LOCK
FOR DEAD
FRONT.

NOTES:

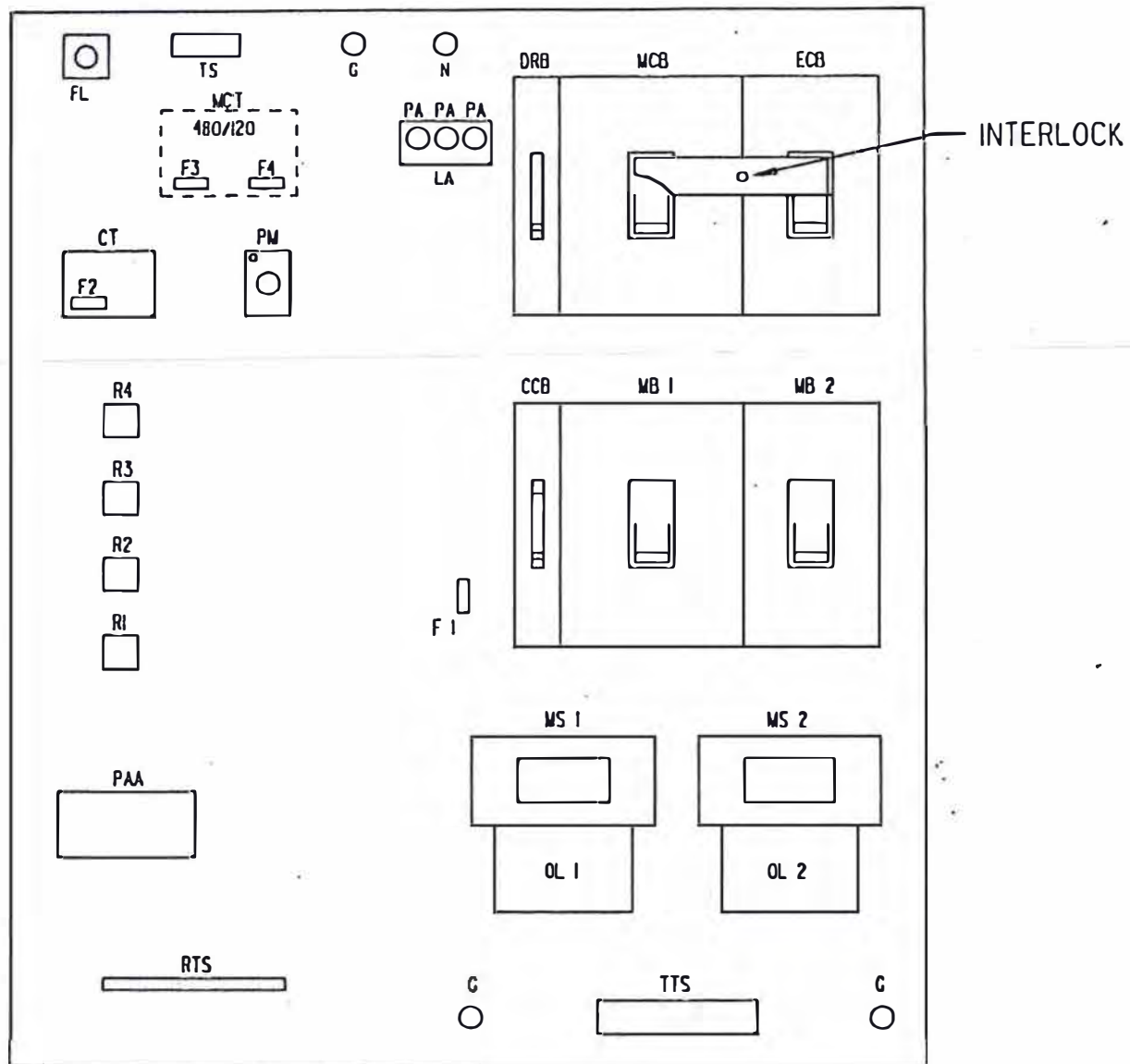
1. OUTER BOX SIZE SHALL BE A MINIMUM OF 24"W X 36"H X 10"D
2. FOR STATIONS WITH PUMPS RATED 20 HP OR GREATER, OUTER BOX SIZE SHALL BE 30"W X 42"H X 10"D AND SHALL HAVE 2 LATCHES ON THE DEAD FRONT.
3. DRAWINGS SHALL BE REVISED FOR STATIONS WITH PUMPS RATED GREATER THAN 47 HP AND SUBMITTED TO THE COUNTY FOR APPROVAL.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

DUPLEX CONTROL PANEL ENCLOSURE
DEAD FRONT LAYOUT

DATE: NOV. 1990 DWG:

FIG: 303



NOTES:

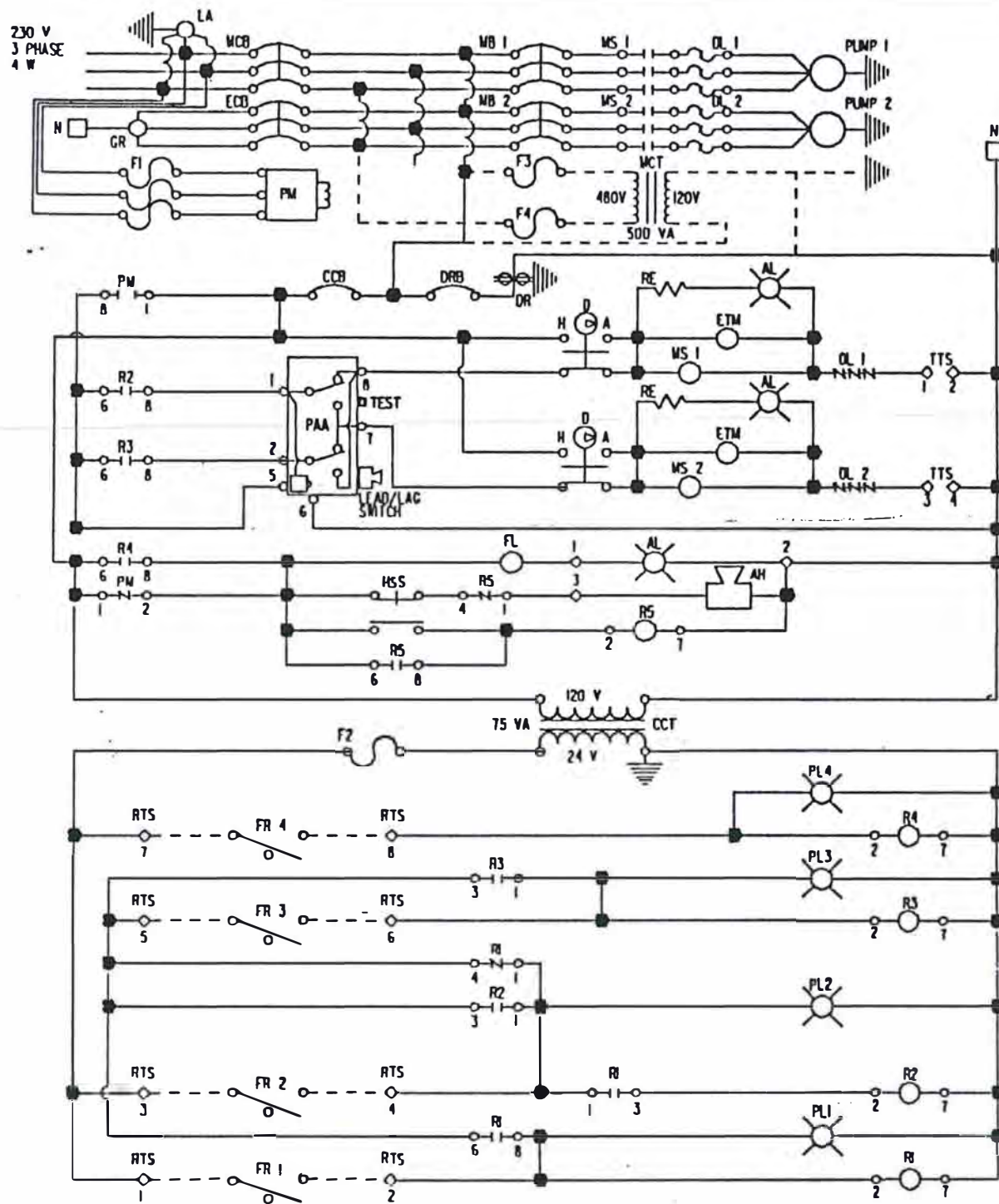
- I. MAIN CIRCUIT TRANSFORMER REQUIRED FOR 480 VOLT SUPPLY ONLY.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

DUPLEX CONTROL PANEL ENCLOSURE
SUBPANEL LAYOUT

DATE: NOV. 1990 | DWG:

FIG: 304



- NOTES:
 I. MAIN CIRCUIT TRANSFORMER REQUIRED FOR 480 VOLT SUPPLY ONLY.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

DUPLEX CONTROL SCHEMATIC

DATE: NOV. 1990 DWG:

FIG: 305

ABBREV.	ITEM DESCRIPTION
AH	ALARM HORN
AL	ALARM LIGHT
ASB	ALTERNATOR TEST SWITCH
CCB	CONTROL CIRCUIT BREAKER
CCT	CONTROL CIRCUIT TRANSFORMER
DR	DUPLEX RECEPTACLE / G.F.I.
DRB	DUPLEX RECEPTACLE BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
ETM	ELAPSE TIME METER
F	FUSE
FL	FLASHER
FR	FLOAT REGULATOR
G	GROUND
GR	GENERATOR RECEPTACLE
HOA	HAND-OFF-AUTO-SELECTOR
HSS	HORN SILENCE SWITCH
LA	LIGHTNING ARRESTER
MB	MOTOR BREAKER
MCB	MAIN CIRCUIT BREAKER
MCT	MAIN CIRCUIT TRANSFORMER
MT	MOISTURE AND TEMPERATURE FAILURE LIGHT
MS	MOTOR STARTER
N	NEUTRAL
OL	OVERLOAD HEATER
PA	POWER AVAILABLE LIGHT (3 REQUIRED, 1 EACH PHASE)
PAA	PUMP AUTOMATIC ALTERNATOR
PL	PILOT LIGHT
PM	PHASE MONITOR
R	RELAY
RE	RESISTOR
RL	RUN INDICATOR
RTS	REGULATOR TERMINAL STRIP
TS	TERMINAL STRIP
TTS	THERMAL TERMINAL STRIP

NOTE:

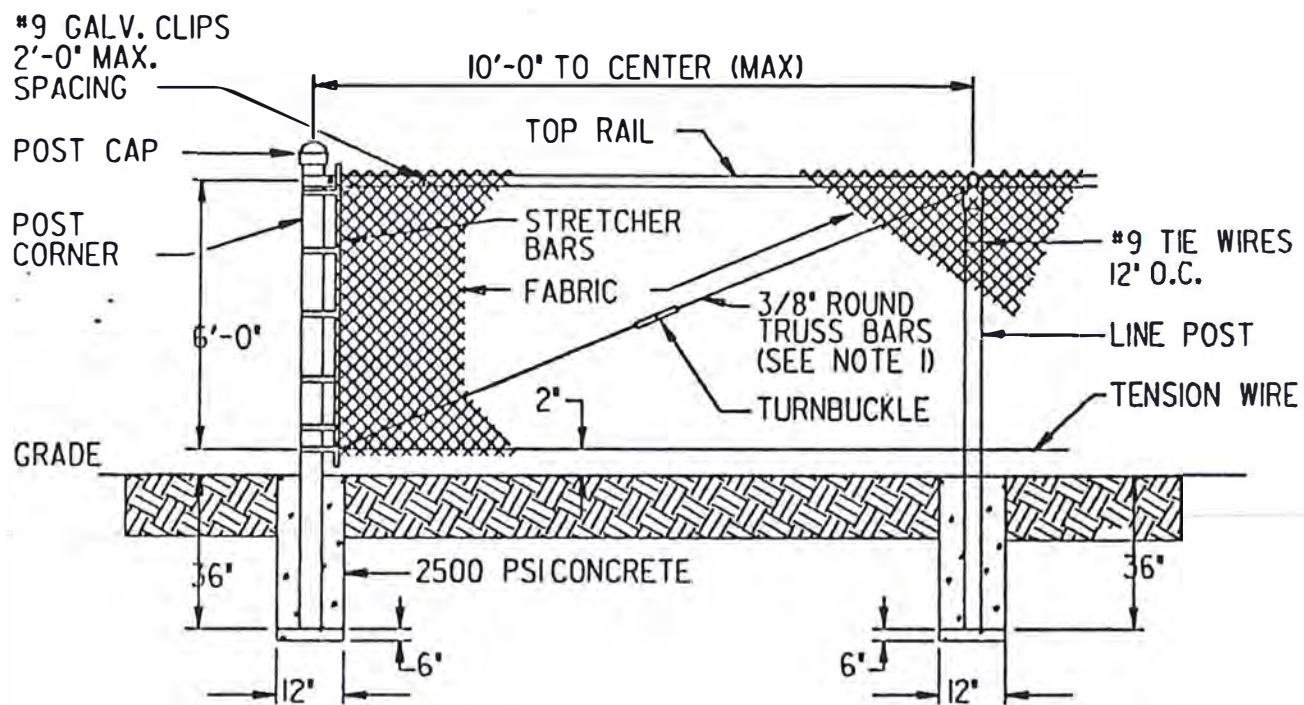
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

PUMP STATION CONTROL
PANEL LEGEND

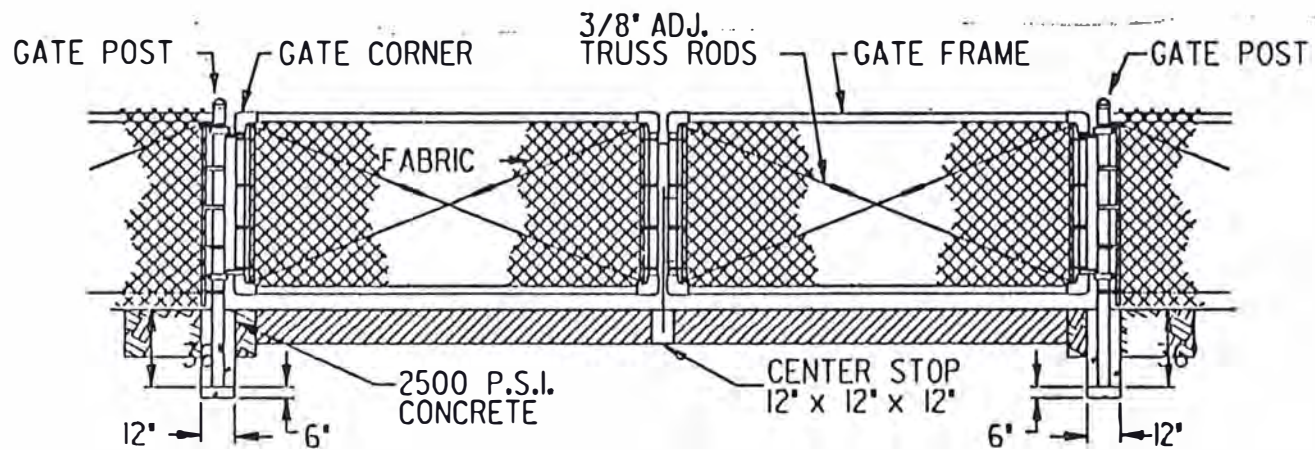
DATE: NOV. 1990

DWG:

FIG: 306



FENCE DETAIL



DOUBLE SWING GATE DETAIL

NOTES:

- I. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

CHAIN LINK FENCE DETAIL

DATE: NOV. 1990

DWG:

FIG: 307

SET TOP OF VALVE BOX
TO FINISHED GRADE

FINISHED GRADE

CONCRETE COLLAR
IN UNPAVED AREAS
(SEE DETAILS)

SEE NOTE 2

ADJUSTABLE CAST IRON
VALVE BOX

RESILIENT SEAT
M. J. GATE VALVE

BOX SHALL REST ON
BEDDING ROCK NOT
ON VALVE OR PIPE
AND SHALL BE
CENTERED ON
OPERATING NUT

WATER
MAIN

~~6' BEDDING ROCK~~
#57 stone

NOTES:

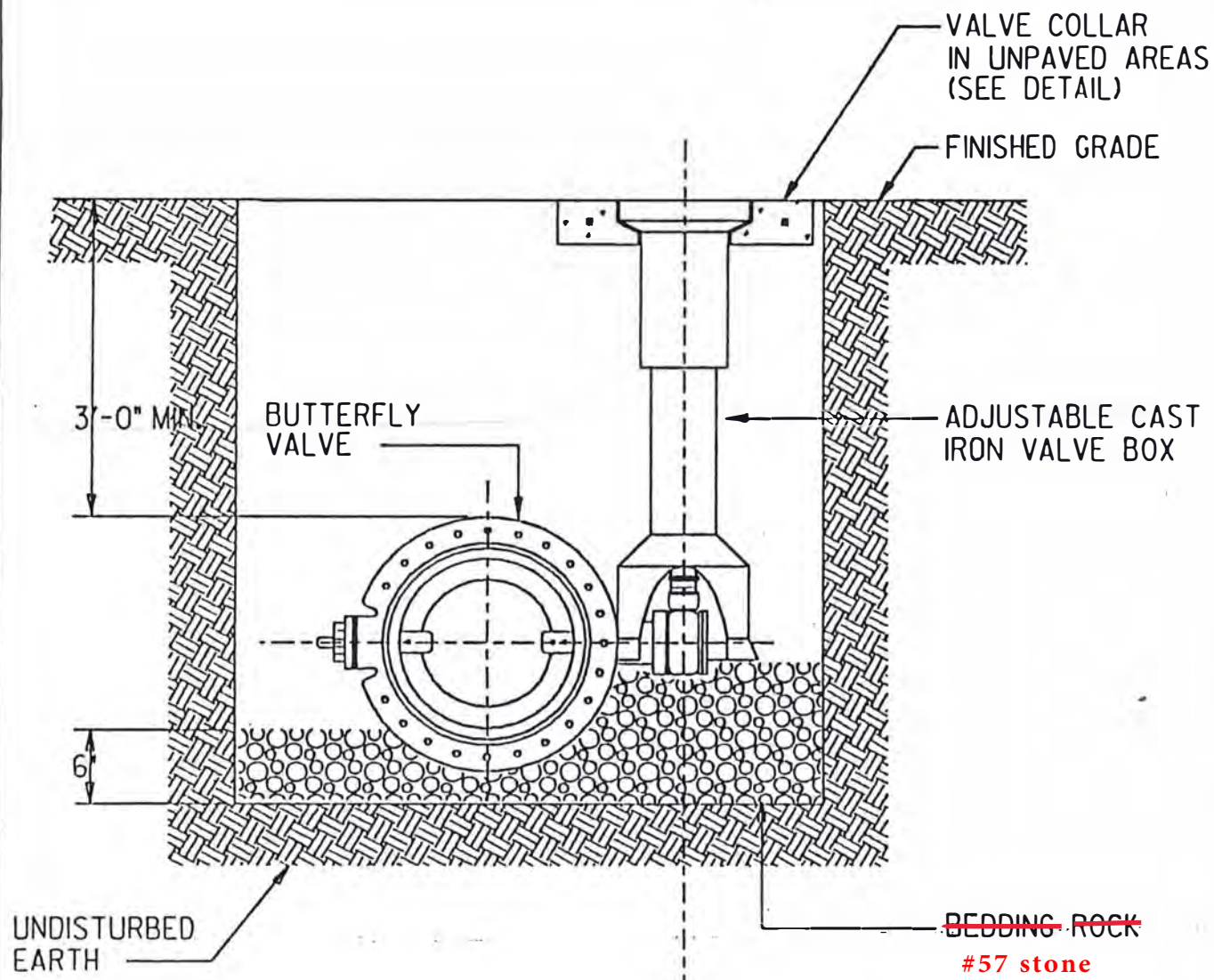
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

GATE VALVE AND BOX DETAIL

DATE: NOV. 1990 DWG:

FIG: 400



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
SEE SECTION ~~52.3~~.

Note 1: Is this acceptable to City or are all gate valves preferred?

Note 2: ALL GATE IF POSSIBLE

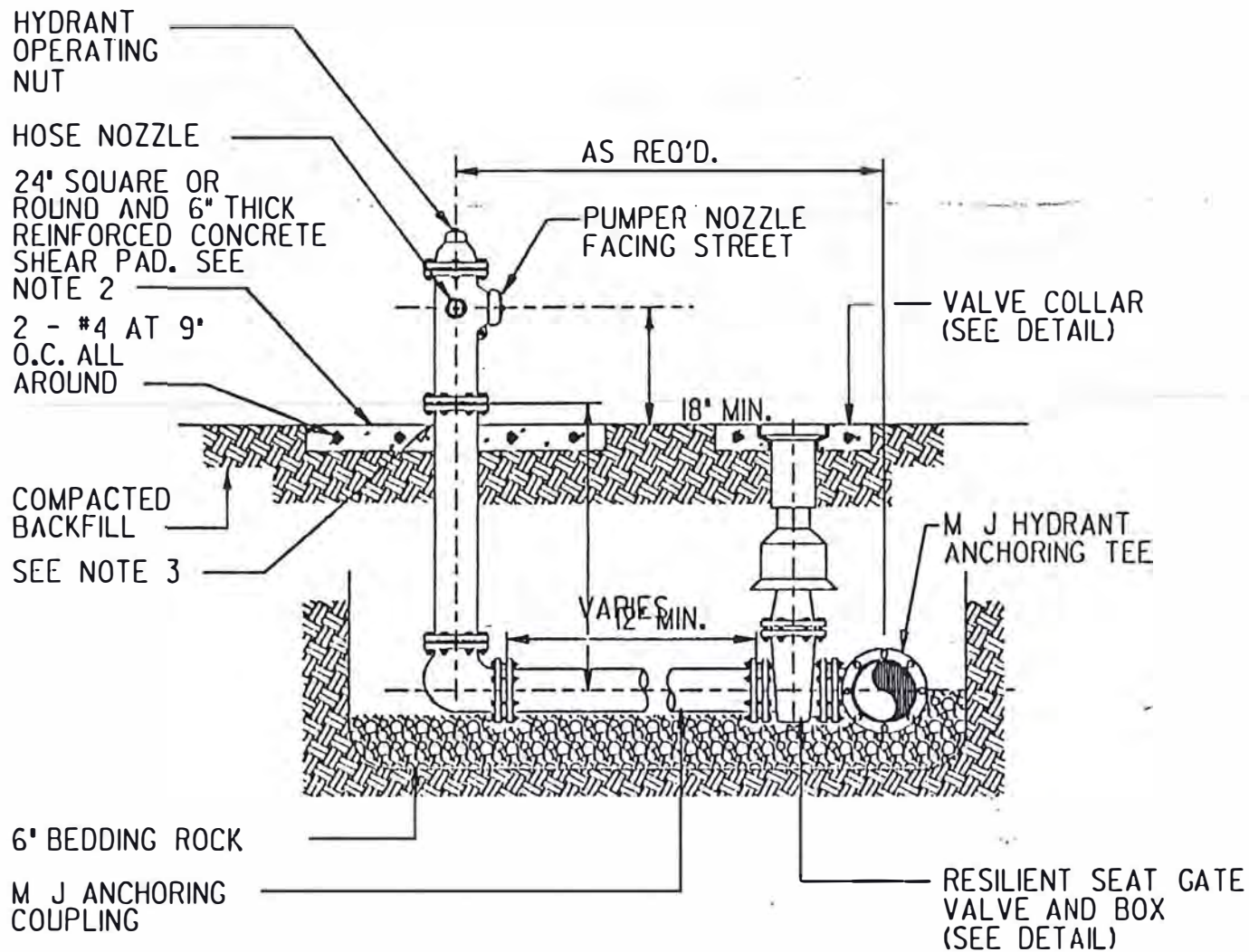
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

BUTTERFLY VALVE AND
BOX DETAIL

DATE: NOV. 1990

DWG:

FIG: 401



NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE DEVELOPER MAY INSTALL THE SHEAR PAD RECESSED UP TO 4 INCHES BELOW FINISHED GRADE AND SOD THE RECESSED SECTION.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A 6" MINIMUM.

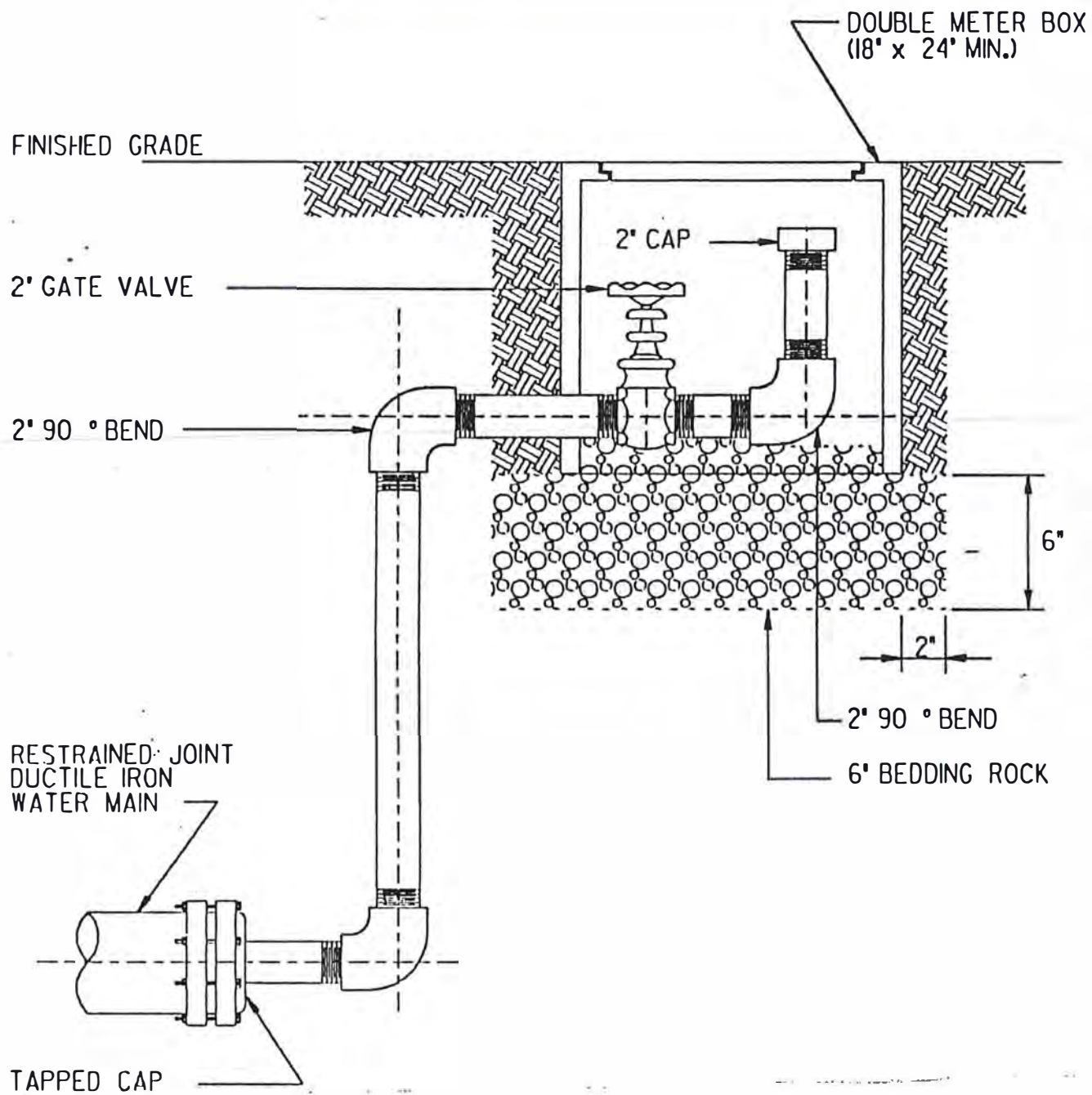
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

FIRE HYDRANT ASSEMBLY DETAIL

DATE: NOV. 1990

DWC:

FIG: 402



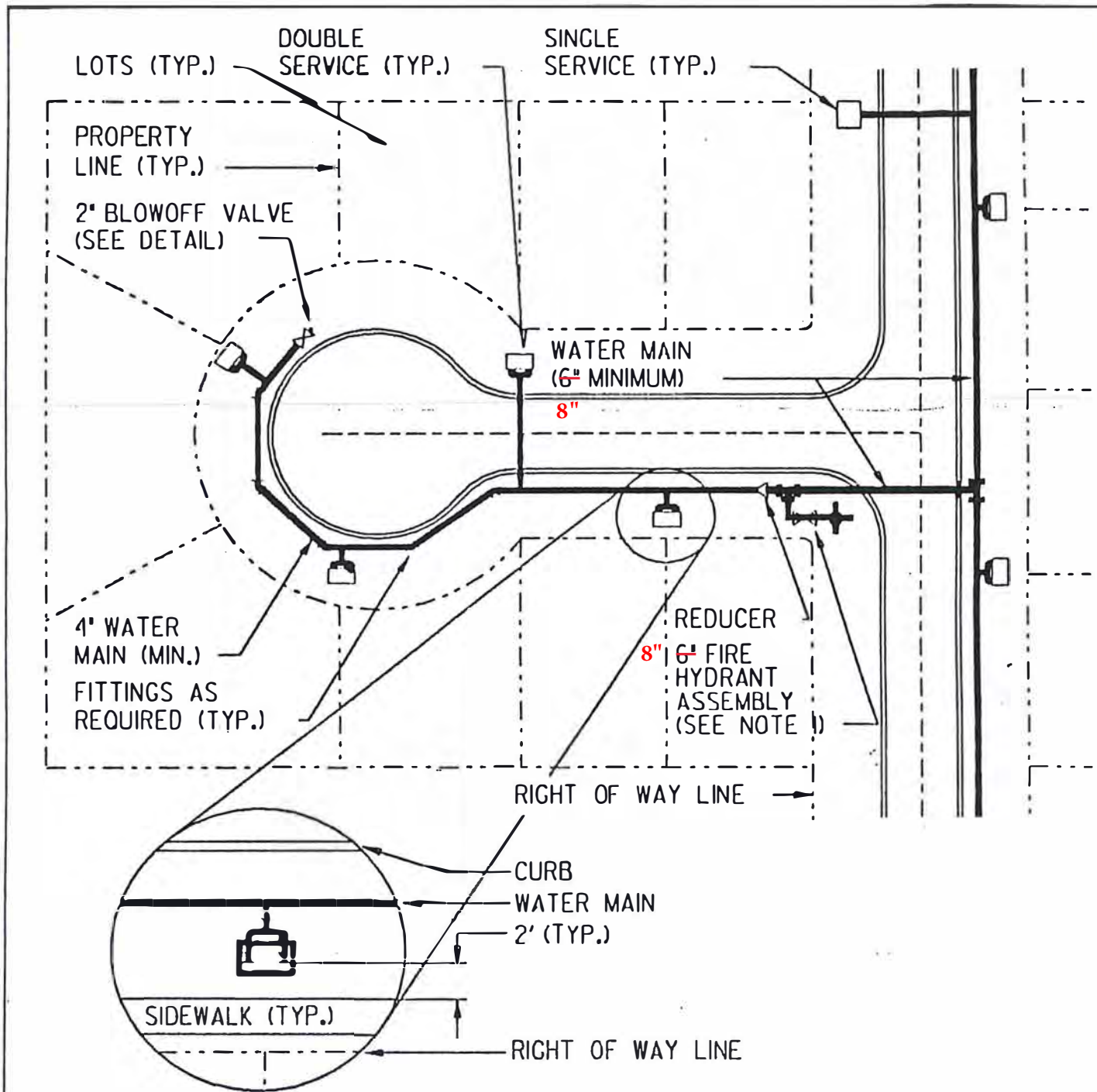
- NOTES:
- ALL 2" PIPE AND FITTINGS SHALL BE SCHEDULE 40 ~~GALVANIZED~~ ^{stainless} STEEL OR BRASS WITH THREADED (NPT) JOINTS.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

BLOWOFF VALVE DETAIL

DATE: NOV. 1990 DWG:

FIG: 403



NOTES:

- I. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.

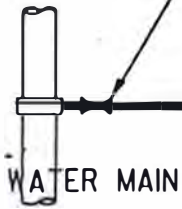
LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER SERVICE LOCATION DETAIL

DATE: NOV. 1990 DWG:

FIG: 404

CORPORATION STOP (1" MIN.)



POLYETHYLENE TUBING (1" MIN.)

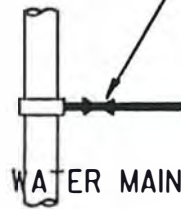
SINGLE METER BOX AND WATER METER (BY ORANGE CO.)

SINGLE SERVICE

CURB STOP (SEE NOTE 3)

MARK WITH WOOD PAINTED BLUE & WITH LOT NUMBERS

CORPORATION STOP (1" MIN.)



POLYETHYLENE TUBING (1" MIN.)

DOUBLE METER BOX AND WATER METER (BY ORANGE CO.)

DOUBLE SERVICE

U-BRANCH FITTING (1" x 3/4" x 3/4")

CURB STOP 2 EA.

dual check

AWWA TYPE CC THREADS

SADDLE



WATER MAIN

CORPORATION STOP & FITTING (NORMALLY OPEN)

TO METER BOX ASSEMBLY

~~POLYBUTYLENE~~ Polyethylene TUBING

30 - 45 DEG.

NOTES:

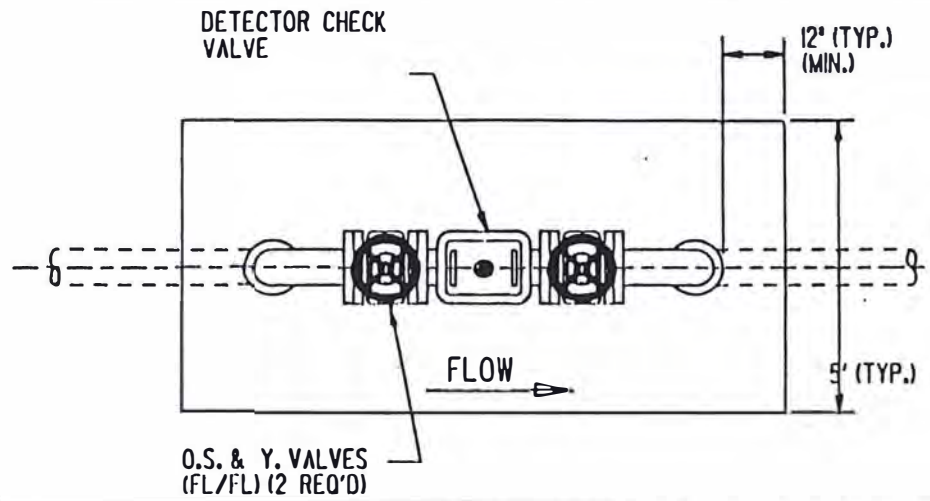
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3' BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" X 2" X 18" STAKE WITH THE TOP PAINTED BLUE AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER SERVICE CONNECTION DETAILS

DATE: NOV. 1990 DWG:

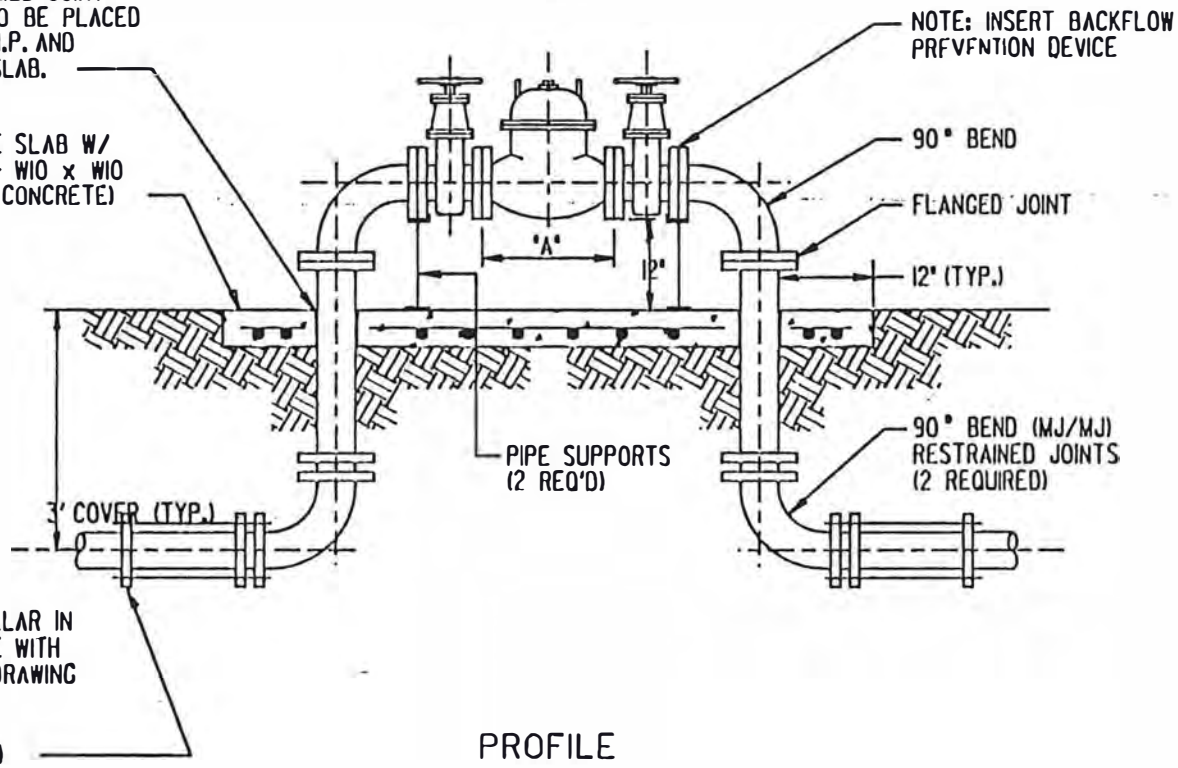
FIG: 405



PLAN

1/2" PREFORMED JOINT MATERIAL TO BE PLACED BETWEEN D.I.P. AND CONCRETE SLAB.

6" CONCRETE SLAB W/ NO. 6 x 6 - W10 x W10 (2500 P.S.I. CONCRETE)



- NOTES:
- ALL ABOVE GROUND PIPE JOINTS SHALL BE FLANGED.

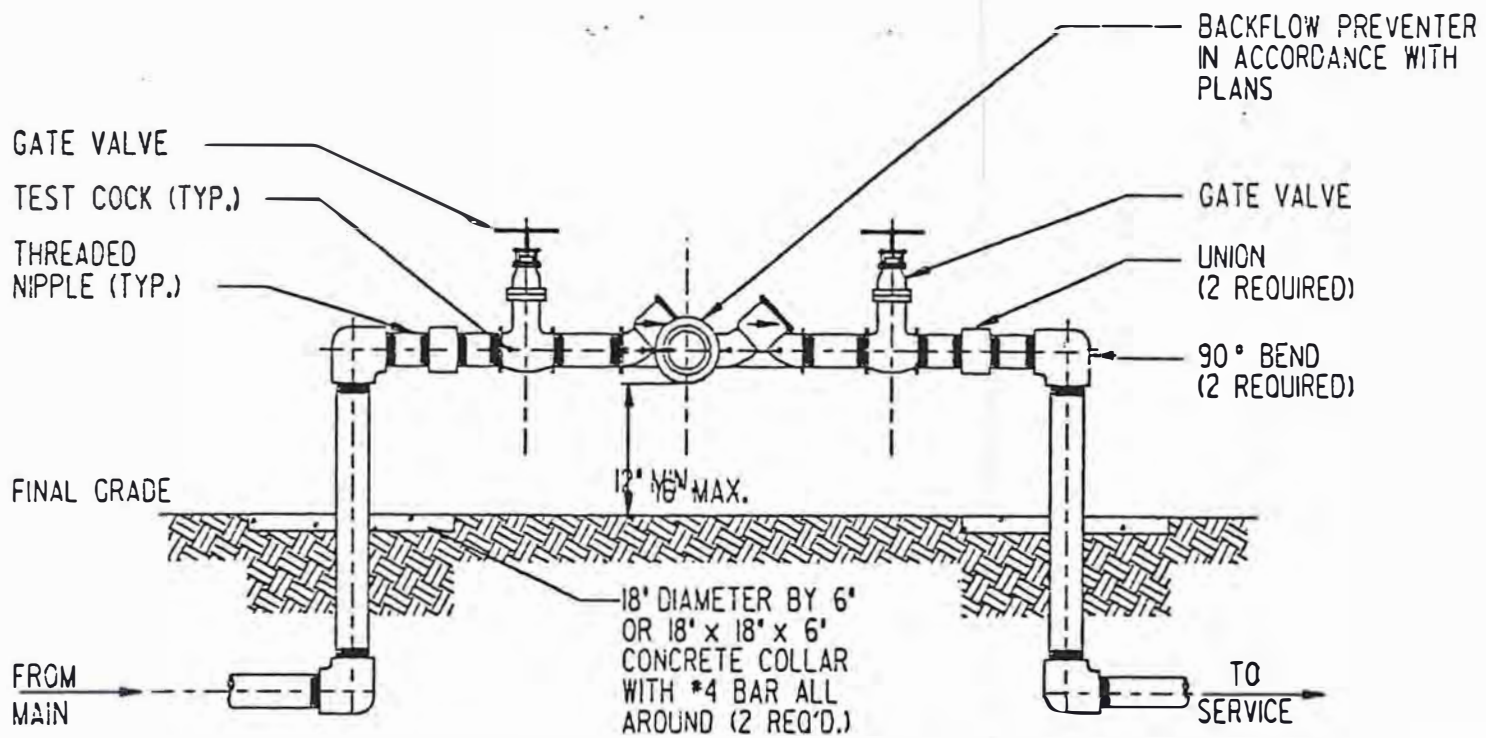
VALVE SIZE	'A'
4"	16-1/2"
6"	22-1/2"
8"	26-1/2"

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

DETECTOR CHECK VALVE ASSEMBLY

DATE: NOV. 1990 DWG:

FIG: 500



NOTES:

- I. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 ~~CALVANIZED~~ **stainless** STEEL OR BRASS.

REDUCED PRESSURE
BACKFLOW PREVENTER

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

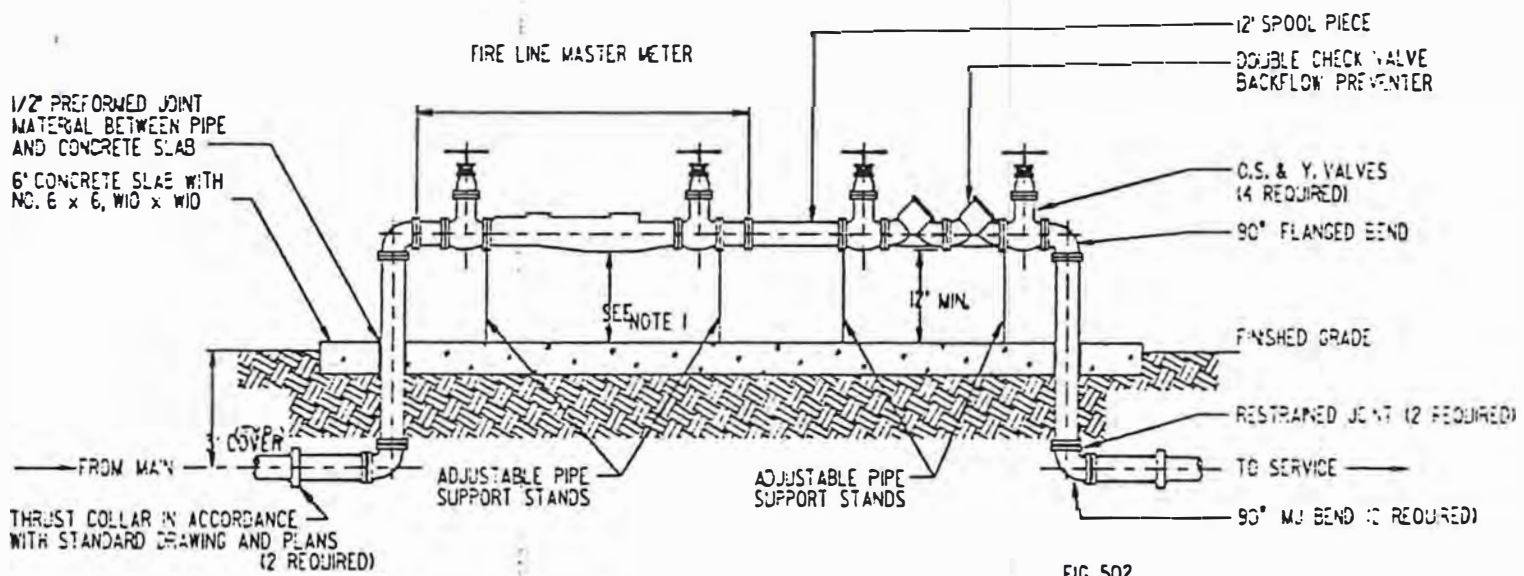
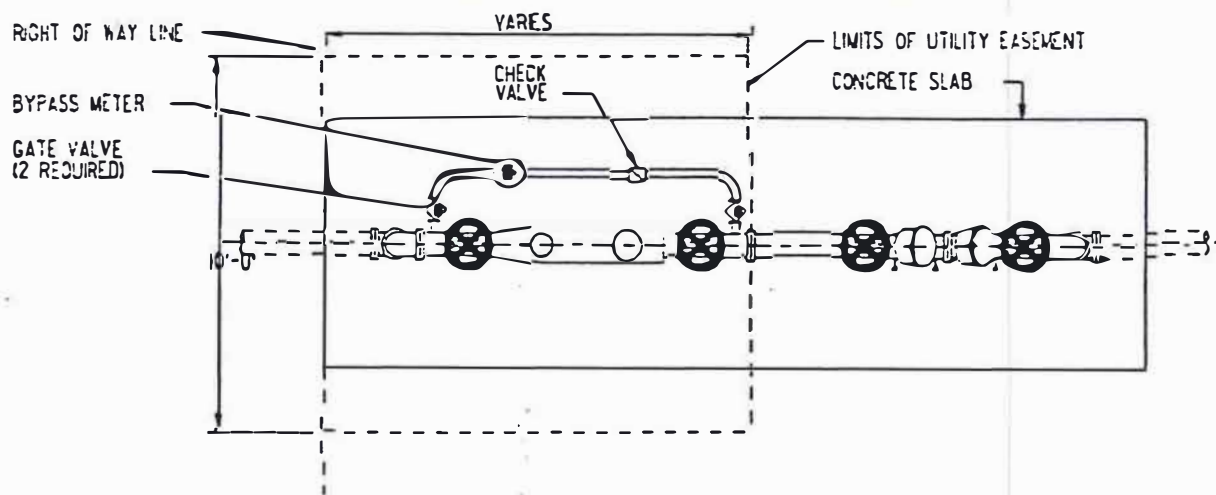


FIG. 502

NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER
2. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.

LAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

FIRE LINE MASTER
METER ASSEMBLY

APPENDIX "A"

City of Fruitland Park

LAKE COUNTY WASTEWATER

EQUIVALENT RESIDENTIAL UNIT DETERMINATION

(ERU = 300 GPD)

This information was prepared from Lake County Ordinance _____. Information presented below is subject to revision of, and/or amendment to, Lake County Ordinance _____. Effective _____, the Lake County Commission has adopted a sewer capital charge of _____

per ERU. An ERU means an "Equivalent Residential Unit". For the purpose of calculating and imposing the sewer capital charge, and for the purpose of calculating the average wastewater flow, the ERU factor for any particular connection shall be calculated and imposed in the following manner:

<u>Establishment:</u>	<u>Unit</u>	<u>Factor</u>
Residential:		
Single-family home	Per Unit	1.000
Duplex (1 or 2 bedrooms)	Per Unit	0.833
Duplex (3 or more bedrooms)	Per Unit	1.000
Multifamily (2 bedrooms)	Per Unit	0.833
Multifamily (1 bedroom)	Per Unit	0.583
Multifamily (Efficiency less than 500 sq. ft.)	Per Unit	0.500
Multifamily (3 or more bedrooms)	Per Unit	1.000
Mobile home (1 or 2 bedrooms)	Per Unit	0.667
Mobile home (3 or more bedrooms)	Per Unit	0.833
Commercial:		
Auditorium	Seat	0.017
Barber/beauty shop	Opr. Sta.	0.300
Bowling alley	Lane	0.333
Food Service:		
Restaurant/cafeteria	Seat	0.100
Restaurant (24 hours)	Seat	0.167
Restaurant ("fast food")	Seat	0.050
Bar/cocktail lounge	Seat	0.067
Hotel, Motel (not including food service, banquet & meeting rooms & laundries)	Room	0.500
Industrial Building (not including food service; not including industrial waste flows):		
Without showers	Employee	0.050
With showers	Employee	0.117

NOTE: Industrial wastewater flows to be determined on fixture unit basis unless the DIRECTOR agrees to alternative flow calculation.

Laundry/Self-Service	Per Machine	1.333
Motel (see hotel)		
Office Building (add food service and retail space)	1,000 sq. ft. Gross	0.334
Service Station 1.000,		Per Bay
Add:	Per Wash Bay	3.200
Add:	Per Toilet Room	1.000
Theater	Per Seat	0.010
Theater (Dinner)	Per Seat	0.067
Trailer Park (Overnight)	Space	0.333
Dentist Office	Per Dentist	0.833
	Per Wet Chair	0.667
Doctor Office	Per Doctor	0.833
Church	Per Seat	0.017
Hospital	Per Bed	0.833
Nursing Home	Per Bed	0.417
Warehouse-Office:	Use fixture units for warehouse area and see office category for calculating ERUs in that area. Add for food service and add for retail space if applicable.	
Meeting and/or Banquet Rooms (total sq. ft./15 sq. ft./seat)	Per Seat	0.017
Automotive Repair & Maintenance Store	Per Bay	.250
Retail Store/Self Service Gas Pumps	Per Restroom (Add remaining fixture units)	1.000
Extended Care Facilities	Per Efficiency	.500
Convenience Store without Gas Pump	Use fixture units	
Schools, Middle & High	Per Student	0.067
Schools, Elementary & Nursery	Per Student	0.025

GENERAL NOTES

1. ONE (1) equivalent residential unit (ERU) shall, for the purposes of this Section, have an assigned value of 1.000. One (1) ERU is hereby established and determined to be equal to a flow of three hundred (300) gallons per day (GPD). The "total equivalent residential unit value" for an establishment shall be calculated by multiplying the ERU factor listed above times the number of units.
2. For all establishments not listed above, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Standard Plumbing Code, by twenty-five (25), and then dividing that numerator by three hundred (300). For example:

$$\text{Total ERU Value} = \frac{\text{Number of Fixture Units} \times 25}{300}$$

The sewer capital charge shall be determined by using the following formula:

$$\text{Total ERU Value} \times \text{_____} = \text{Sewer Capital Charge}$$

In no event shall the total ERU value used to calculate a sewer capital charge for any separate establishment be less than 1.000.

APPENDIX "B"

City of Fruitland Park

~~LAKE COUNTY WATER~~

EQUIVALENT RESIDENTIAL UNIT DETERMINATION

(ERC = 350 GPD)

This information was prepared using Lake County Resolution No. _____. Information presented below is subject to revision based upon revision of, and/or amendment to, Lake County Resolution No. _____. Effective _____, the Lake County Commission has adopted a revised water capacity demand charge of _____ per ERC connection. An ERC means an "Equivalent Residential Connection". For the purpose of calculating and imposing the water capacity demand charges for a connection, and for the purpose of calculating average water flow, the ERC factor for any particular connection shall be calculated and imposed in the following manner:

<u>Establishment:</u>	<u>Unit</u>	<u>Factor</u>
Residential:		
Single-family home	Per Unit	1.000
Duplex (1 or 2 bedrooms)	Per Unit	0.833
Duplex (3 or more bedrooms)	Per Unit	1.000
Multifamily (2 bedrooms)	Per Unit	0.833
Multifamily (1 bedroom)	Per Unit	0.583
Multifamily (Efficiency less than 500 sq. ft.)	Per Unit	0.500
Multifamily (3 or more bedrooms)	Per Unit	1.000
Mobile home (1 or 2 bedrooms)	Per Unit	0.667
Mobile home (3 or more bedrooms)	Per Unit	0.833
Commercial:		
Auditorium	Seat	0.017
Barber/beauty shop	Opr. Sta.	0.300
Bowling alley	Lane	0.333
Food Service:		
Restaurant/cafeteria	Seat	0.100
Restaurant (24 hours)	Seat	0.167
Restaurant ("fast food")	Seat	0.050
Bar/cocktail lounge	Seat	0.067
Hotel, Motel (not including food service, banquet & meeting rooms & laundries)	Room	0.500
Industrial Building (not including food service; not including industrial waste flows):		
Without showers	Employee	0.050
With showers	Employee	0.117

NOTE: Industrial water flows to be determined on fixture unit basis unless the DIRECTOR agrees to alternative flow calculation.

Laundry/Self-Service	Per Machine	1.333
Motel (see hotel)		
Office Building (add food service and retail space)	1,000 sq. ft. Gross	0.334
Service Station	Per Bay	1.000
Add:	Per Wash Bay	3.200
Add:	Per Toilet Room	1.000
Theater	Per Seat	0.010
Theater (Dinner)	Per Seat	0.067
Trailer Park (Overnight)	Space	0.333
Dentist Office	Per Dentist	0.833
	Per Wet Chair	0.667
Doctor Office	Per Doctor	0.833
Church	Per Seat	0.017
Hospital	Per Bed	0.833
Nursing Home	Per Bed	0.417
Warehouse-Office:	Use fixture units for warehouse area and see office category for calculating ERCs in that area. Add for food service and add for retail space if applicable.	
Meeting and/or Banquet Rooms (total sq. ft./15 sq. ft./seat)	Per Seat	0.017
Automotive Repair & Maintenance Store	Per Bay	.250
Retail Store/Self Service Gas Pumps	Per Restroom (Add remaining fixture units)	1.000
Extended Care Facilities	Per Efficiency	.500
Convenience Store without Gas Pump	Use fixture units	
Schools, Middle & High	Per Student	0.067
Schools, Elementary & Nursery	Per Student	0.025

GENERAL NOTES

1. ONE (1) equivalent residential connection (ERC) shall, for the purposes of this section, have an assigned value of 1.000. One (1) ERC is hereby established and determined to be equal to a flow of three hundred and fifty (350) gallons per day (GPD). The "total equivalent residential connection value" for an establishment shall be calculated by multiplying the ERC factor listed above times the number of units.
2. For all establishments not listed above, the total equivalent residential connection (ERC) value shall be determined by multiplying the number of fixture units, as published in the Standard Plumbing Code, by twenty-five (25), and then dividing that numerator by three hundred (300). For example:

$$\text{Total ERC Value} - \frac{\text{Number of Fixture Units} \times 25}{300}$$

The water capacity charge shall be determined by using the following formula:

$$\text{Total ERC Value} \times \underline{\hspace{2cm}} = \text{Water Capacity Demand Charge}$$

In no event shall the total ERC value used to calculate a water capacity demand charge for any separate establishment be less than 1.000.

APPENDIX "C"

DEFINITIONS

DEFINITIONS

Except where specific definitions are used within a specific section, the following terms, phrases, words, and their derivation shall have the meaning given herein when consistent with the context. Words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is mandatory, and the word "may" is permissive.

AASHTO - means American Association of State Highway and Transportation Officials. Any reference to AASHTO standards shall be taken to mean the most recently published revision unless otherwise specified.

ANSI - means American National Standards Institute. Any reference to ANSI standards shall be taken to mean the most recently published revision unless otherwise specified.

ASTM - means American Society for Testing Materials. Any reference to ASTM standards shall be taken to mean the most recently published revision unless otherwise specified.

AWWA - means American Water Works Association. Any reference to AWWA Standards shall be taken to mean the most recently published revision unless otherwise specified.

CITY - The City of Fruitland Park.

CONTRACTOR - Means the person, firm, or corporation with whom the contract for work has been made by the Owner, the Developer, or the City.

DEVELOPER - means the person, firm, or corporation engaged in developing or improving real estate for use or occupancy.

DEVELOPER'S ENGINEER - means an engineer or engineering firm registered with the State of Florida Department of Professional Regulation, retained by the Developer to provide professional engineering services for a project.

DRAWINGS - means engineering drawings prepared by a Florida Registered Engineer to show the proposed construction.

ENGINEER - means an engineer or engineering firm registered with the State of Florida Department of Professional Regulation being compensated to perform and be responsible for the duties specified herein. Unless otherwise required by the City, the Engineer will be the Developer's Engineer.

FDOT - means the Department of Transportation, State of Florida.

GEOTECHNICAL/SOILS ENGINEER - means a Registered Florida Engineer who provides services related to terrain evaluation and site selection, subsurface exploration and sampling, determination of soil and rock properties, foundation engineering, settlement and seepage analysis, design of earth and earth retaining structures, the design of subsurface drainage systems and the improvement of soil properties and foundation conditions, and testing and evaluation of construction materials.

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - means the United States Department of Transportation Manual on Traffic Control Devices, latest edition.

NEMA - means National Electrical Manufacturers Association. Any reference to NEMA Standards shall be taken to mean the most recently published revision unless otherwise specified.

NSF - means National Sanitation Test Laboratory Foundation. Any reference to NSF Standards shall be taken to mean the most recently published revision unless otherwise specified.

OSHA - means the Federal Occupational Safety and Health Administration.

OWNER - means the person, firm, corporation, or governmental unit holding right of possession of the real estate upon which construction is to take place.

PLANS - means DRAWINGS as defined herein above.

RIGHT-OF-WAY - means the City, County, Florida Department of Transportation Right-Of-Way.

SPECIFICATIONS - means the specifications contained in these Utility Standard Specifications.

STANDARDS - means the minimum design standards contained in these Utility Standard Specifications.

STANDARD DRAWINGS - means the detailed drawings related to

water and wastewater mains, appurtenances, materials and installation.

STANDARD SPECIFICATIONS - means the latest edition of the specifications.

TRAFFIC CONTROL AND SAFE PRACTICES MANUAL - means the State of Florida Department of Transportation Manual on Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operation, latest edition.

UTILITY ACCOMMODATION GUIDE - means the State of Florida Department of Transportation Utility Accommodation Guide, latest edition.

WATER MAINS - means water transmission mains, distribution mains, pipes, fittings, valves, hydrants, services, meters and miscellaneous related appurtenances.

WASTEWATER MAINS - means wastewater gravity sewers, force mains, pump stations, fittings, valves, service laterals, and miscellaneous related appurtenances.

WORK - means the labor, materials, equipment, supplies, services and other items necessary for the execution, completion and fulfillment of the contract.