

CITY OF LIVE OAK SUBDIVISION REGULATIONS



ARTICLE FIVE – SUBDIVISION REGULATIONS

*** NOTE – Subdivisions are also subject to School Concurrence Reservation Application/Approval.**

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Sec. 5.1. Appendices.

The appendices set forth in these land development regulations are made a part hereof and shall be used where required by these land development regulations.

Sec. 5.2. Policy.

5.2.1. It is hereby declared to be the policy of the City Council to consider the subdivision of land and the development of a subdivision plat as subject to the control of the City Council pursuant to the Comprehensive Plan for the orderly, Planned, efficient, and economical development of the area.

5.2.2. Land to be subdivided shall:

1. Aid in the coordination of land development in accordance with orderly physical patterns.
2. Discourage haphazard, premature, uneconomic, or scattered land development.
3. Ensure safe and convenient traffic control.
4. Encourage development of an economically stable and healthful community.
5. Ensure adequate utilities.
6. Prevent periodic and seasonal flooding by providing adequate protective flood control and drainage facilities.
7. Provide public open spaces and/or parks for recreation.
8. Assure land subdivision with installation of adequate and necessary physical improvements.
9. Assure that citizens and taxpayers will not have to bear the costs resulting from haphazard subdivision of land and the lack of authority to require installation by the subdivider of adequate and necessary physical improvements.
10. Assure to the purchaser of land in a subdivision that necessary improvements of lasting quality have been installed.
11. Serve as one (1) of the several instruments of implementation for the Comprehensive Plan.

Sec. 5.3. Purpose.

It is the intent of these land development regulations to encourage and promote, in accordance with present and future needs, the safety, morals, health, order, convenience, prosperity and general welfare of the residents of the City.

Sec. 5.4. Conditions.

Regulations of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to the City. The subdivider has the duty of compliance with reasonable conditions established by the City Council for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economical development of the area and to the safety and general welfare of future property owners in the subdivision and of the community at large.

Sec. 5.5. Character of the Land.

Land which the City Council finds to be unsuitable for subdivision of development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the health, safety and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the subdivider and approved by the City Council to solve the problems created by the unsuitable land conditions.

Sec. 5.6. Jurisdiction.

5.6.1. These land development regulations shall apply to all subdivisions of land, as defined herein, located within the incorporated area of the City (see section 5.21).

5.6.2. No land shall be subdivided within any area subject to these land development regulations until:

1. The subdivider or his agent has obtained approval of the final plat by the City Council; and
2. The approved final plat is filed with the clerk of the circuit court of the county.

5.6.3. No building permit shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these land development regulations, and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with these land development regulations.

Sec. 5.7. Maintenance.

Nothing in these land development regulations shall be construed as meaning that the City Council shall take over for maintenance any road, street, utilities, public parking or other public area, or drainage facility related thereto, except those designed and built in accordance with the City Council's requirements and accepted for maintenance by specific action by the City Council.

Sec. 5.8. Plats Straddling Local Government Boundaries.

Where access to the subdivision is required across land in the unincorporated area, the developer shall certify by legal instrument that access is legally established and that the access road is adequately improved or that a surety device has been duly executed and is sufficient in amount to ensure the construction of the access road to the same specification as other roads required in these land development regulations.

Sec. 5.9. Re-Subdivision of Land.

5.9.1. Procedure for re-subdivision.

For a change in a map of an approved or recorded subdivision plat, if such change affects a public use or lot line, or if it affects a map or Plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the City Council by the same procedure, rules, and regulations as for a subdivision.

5.9.2. Procedure for subdivisions where future re-subdivision is indicated.

Where a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land, and where such lots could eventually be re-subdivided into smaller building sites, the City Council may require that such parcel of land allow for the future opening of streets and the extension of adjacent streets and utilities. Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

Sec. 5.10. Self-Imposed Restrictions.

If the subdivider places restrictions on any land in the subdivision that are greater than those required by these land development regulations, such restrictions or reference thereto shall be indicated on the final subdivision plat and/or recorded with the clerk of the circuit court of the county.

Sec. 5.11. Subdivision by Metes and Bounds.

The subdivision of a lot or parcel of land by the use of metes and bounds description for the purpose of sale, transfer, or lease shall be subject to the requirements contained in these land development regulations. Such subdivision of a parcel of land by the use of metes and bounds description for the purpose of sale, transfer or lease shall be subject to these subdivision regulations where two (2) or more developments which separately do not meet the literal definition of a subdivision but which collectively demonstrate at least one (1) of the following characteristics:

1. The same person has retained or shared control of the parcels within the developments;
2. The same person has ownership or a significant legal or equitable interest in the parcels within the developments;
3. There is common management of the developments controlling the form of physical development or disposition of parcels of the development;
4. There is a voluntary sharing of infrastructure that is indicative of common development; or
5. There is a common advertising theme or promotional Plan for the parcels within the developments.

Sec. 5.12. Subdivision Name.

A subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the City so as to confuse the records or to mislead the public as to the identity of the subdivision except when the subdivision is subdivided as an additional unit or section by the same subdivider or his or her successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Council shall have final authority to approve the names of subdivisions.

Sec. 5.13. Vacation and Annulment of Plats.

The vacation and annulment of plats shall be according to F.S. Ch. 177, as amended. In addition, the City Council may, on its own motion, order the vacation and revision to acreage of all or any part of a subdivision within its jurisdiction, including the vacation of streets or other parcels of land dedicated for public purposes or any of such streets or other parcels, when:

1. The plat of which subdivision was recorded as provided by law more than five (5) years before the date of such action, and
2. Not more than ten (10) percent of the total subdivision area has been sold as lots by the original subdivider or his or her successor in title.

Such action shall be based on a finding by the City Council that the proposed vacation and reversion to acreage of subdivided land conforms with the Comprehensive Plan and that the public health, safety, economy, comfort, order, convenience, and welfare will be promoted thereby. Before acting on a proposal for vacation and reversion of subdivided land to acreage, the City Council shall hold a public hearing thereon with due public notice.

No owner of any parcel of land in a subdivision shall be deprived by the reversion to acreage of all or part of the subdivision of reasonable access to existing facilities to which such parcel has theretofore had access, provided that access after such vacation need not be the same as theretofore existing but shall be reasonably equivalent thereto.

If land in a subdivision or part thereof is proposed for reversion to acreage, the City Council shall conduct proceedings for amending the zoning district designation of such acreage as may be deemed advisable in view of the conditions that will exist subsequent to such reversion to acreage.

Sec. 5.14. General Procedure.

When a subdivision of land is proposed, the subdividing owner or his authorized agent shall apply for and secure approval of such proposed subdivision in accordance with the following:

5.14.1. Preparation of plats.

Preliminary and final plats shall be prepared by a surveyor registered in the State of Florida. Construction Plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida.

5.14.2. Classification of proposed subdivisions.

Prior to a contract being made for the sale of any part of a proposed subdivision and before a permit for the erection of a structure in such proposed subdivision may be granted, the subdividing owner or his or her authorized agent shall apply for and secure approval of such proposed subdivision in accordance with the following procedure (see section 2.1 for definitions of minor and major subdivisions):

1. Minor subdivision:
 - a. Pre-application conference;
 - b. Final subdivision plat;
2. Major subdivision:
 - a. Pre-application conference;
 - b. Preliminary plat;
 - c. Construction Plans;
 - d. Final subdivision plat.

5.14.3. Modified procedure for minor subdivisions.

Proposed subdivisions meeting the criteria of a minor subdivision do not have to comply with section 5.17. A final plat may be prepared directly following the pre-application conference in accordance with the final plat procedure outlined in section 5.18.

Sec. 5.15. Pre-Application Conference.

The subdivider or his or her representative shall have a pre-application conference with the land development regulation administrator and other departments or agencies as appropriate in order to become familiar with the requirements of these land development regulations and with any provisions of the Comprehensive Plan affecting the proposed subdivision. At this conference, the developer may present a concept Plan of the proposed development for informal and nonbinding opinions of the City and agency representatives present.

Sec. 5.16. Preliminary Plat Procedure.

5.16.1. Step 1:

The subdivider shall submit 12 copies of preliminary plat materials prepared in accordance with of these land development regulations (with at least seven sets conveniently pre-packaged) to the land development regulation administrator.

5.16.2. Step 2:

The land development regulation administrator shall transmit copies of the preliminary plat materials to other City departments and agencies, as appropriate. The subdivider shall transmit copies to the county health department, the water management district and other non-City departments or agencies as may require review and comment. Such review agencies shall have 45 days in which to complete their review.

5.16.3. Step 3:

Following review of the materials by the land development regulation administrator, City attorney, City public works director, county health department, water management district and other appropriate departments or agencies, the Planning and zoning board shall review the preliminary plat materials at a scheduled meeting as part of a previously prepared agenda to determine conformity with the Comprehensive Plan and these land development regulations. At the meeting, any person may appear in person or by agent. The Planning and zoning board shall recommend approval, approval subject to conditions, or disapproval of the preliminary plat to the City Council. In approving subject to conditions or in disapproving the reasons for such action shall be stated in writing to the subdivider and the City Council. Reference shall be made to the specific sections of these land development regulations, the Comprehensive Plan, or other ordinances or regulations with which the preliminary plat does not comply.

5.16.4. Step 4:

After review and recommendation of the Planning and zoning board, the subdivider shall provide additional copies of preliminary plat materials for each Council member in time for the City Council to adequately review and consider approval, approval with conditions, or disapproval of the preliminary plat

at its next regularly scheduled meeting as part of a previously prepared agenda. At the meeting, any person may appear in person or by agent. The City Council reasons for approving the preliminary plat subject to conditions or disapproving shall be stated in writing to the subdivider. Reference shall be made to the specific sections of these land development regulations, the Comprehensive Plan, or other land development regulations or ordinances or regulations of the City with which the preliminary plat does not comply.

5.16.5. The action of the City Council shall be noted on two (2) copies of the preliminary plat. One (1) copy shall be returned to the subdivider and the other retained in the office of the land development regulation administrator.

5.16.6. Approval of the preliminary plat shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat but shall not constitute approval of the final plat. A change in the number and configuration of lots and/or the addition of a new street subsequent to preliminary plat approval shall require the subdivider to re-submit the preliminary plat and follow the procedures for approval of the preliminary plat. Approval of the preliminary plat shall be valid for a period of twenty-four (24) months but may be extended by a request from the subdivider and approval of the City Council for a period not to exceed an additional twelve (12) months, provided [that] the request for extension is made prior to the expiration of the initial approval period. After the expiration date, the subdivider shall follow the procedures for approval of an initial preliminary part.

5.16.7. For subdivisions presumed to be developments of regional impact as provided in F.S. Ch. 380, as amended, and F.A.C. Ch. 28-24, additional copies of the preliminary plat and completed applications for development approval shall be submitted to the regional Planning agency and the state land Planning agency.

5.16.8. A development order shall not be issued by the City Council prior to the review and approval of construction Plans as provided in section 5.17 of these land development regulations.

Sec. 5.17. Construction Plans Procedure.

5.17.1. Step 1:

Either at the time of submission of preliminary plat materials or following preliminary plat approval by the City Council, the subdivider shall submit twelve (12) copies of the construction Plan materials as specified herein (with at least seven (7) sets conveniently prepackaged) to the land development regulation administrator.

5.17.2. Step 2:

The land development regulation administrator shall transmit copies of the construction Plan materials to other City departments and agencies as appropriate. The subdivider shall transmit copies to the county health department, the water management district and other non-City departments or agencies as may require review and comment. Such review agencies shall have forty-five (45) days in which to complete their review. The land development regulation administrator shall evaluate the comments from the appropriate departments or agencies and notify the subdivider of the status of the construction Plans.

5.17.3. Step 3:

Following review by these agencies, the City Council shall consider approval, approval with conditions, or disapproval of the construction Plans at its next regularly scheduled meeting as part of a previously prepared agenda. The reasons for approving with conditions or disapproving shall be stated in writing to the subdivider. Reference shall be made to the specific sections of these or other applicable ordinances or regulations with which the construction Plans do not comply.

5.17.4. At this point, if the proposed subdivision is extensive and the City Council agrees that development in stages is consistent with the intent and purpose of these land development regulations, the City Council, with the aid of the land development regulation administrator and appropriate departments, shall, if approval of the preliminary plat and construction Plans has been given, work out an agreement (or agreements) with the subdivider which shall include, but not be limited to, provisions for staging the required construction and improvements of the subdivision to completion.

This agreement (called the subdivider's agreement) shall constitute a covenant between the City Council and the subdivider identifying terms and conditions which shall run with the land and be binding upon all successors in interest to the subdivider (see section 5.37).

5.17.5. Approval of the preliminary plat and construction Plans by the City Council is authorization for the subdivider to proceed with site development and the installation of improvements in accordance with the approved construction Plans, subject to the approval of other agencies having authority. In the event minor changes or deviations from the approved construction Plans are necessary due to requirements caused by actual construction or other necessary causes, the City Council may authorize such minor changes or deviations. Where minor changes or deviations are authorized, the subdivider shall submit new construction Plan materials in quantities and for distribution as previously specified herein.

Sec. 5.18. Final Plat Procedure.

The final plat shall also conform with applicable provisions of F.S. Ch. 177, as amended.

5.18.1. Step 1:

No less than thirty (30) calendar days following approval of the preliminary plat and construction Plans, whichever is later, and while the preliminary plat approval is in effect, the subdivider shall submit twelve (12) copies of the first final plat for approval (with at least seven (7) sets conveniently pre-packaged) to the land development regulation administrator. The final plat shall include the information and materials required in section 5.39 of these land development regulations as well as a copy of conditions imposed at the time of approval of the preliminary plat or of the construction Plans.

5.18.2. Step 2:

The land development regulation administrator shall transmit copies of the final plat and materials to other City departments and agencies, as appropriate. The subdivider shall transmit copies to the county health department, the water management district and other non-City departments or agencies as may

require review and comment. The land development regulation administrator shall evaluate the comments from the appropriate departments and agencies and notify the subdivider of the status of the final plat.

5.18.3. Step 3:

Following review by these agencies, the City Council shall consider and take action on the final plat at its next regularly scheduled meeting as part of a previously prepared agenda. The final plat shall conform with the preliminary plat as approved and, at the option of the subdivider, shall constitute only that portion of the approved preliminary plat which he or she proposes to record at the time provided, however, that such portion conforms with all requirements of these land development regulations. Approval by the City Council shall not be shown on the final plat until all requirements of these land development regulations have been met and the following conditions have been complied with:

1. Upon completion of the improvements, the City Council or its authorized representative has inspected the construction work to determine that the work has been completed in a satisfactory manner and complies with the approved construction Plans and the requirements of these land development regulations or a surety device has been posted which meets the requirements of section 5.20 & 5.41;
2. Upon completion of improvements in the subdivision, the subdivider has submitted three blue line sets or equivalent and one reproducible set of blue prints or equivalent showing "as-built" improvements;
3. Subdivider's agreement has been executed between the subdivider and the City Council;
4. Certificate of the surveyor has been executed;
5. Certificate of the subdivider's engineer has been executed (see section 5.40 and Appendix A) or a certificate of estimated cost (see Appendix A) has been completed and a surety device has been provided by the subdivider to satisfy the requirements of section 5.20 & 5.41);
6. Certificate of approval of the county health department has been executed (see section 5.40 and Appendix A); and
7. Certificate of approval by the City Attorney has been executed (see section 5.40 and Appendix A).

5.18.4. Step 4:

Upon final plat approval by the City Council, the subdivider shall, within sixty (60) days, submit three (3) originals of the approved final plat to the clerk of the circuit court of the county for recording. The subdivider shall pay all recording costs. One (1) original remains with the clerk of the court, and one (1) original and three (3) copies of the recorded final plat shall be filed in the office of the land development regulation administrator. The third original remains with the subdivider. Failure of the subdivider to meet the sixty (60) day requirement mentioned above shall have the effect of canceling the City Council approval of the final plat.

Sec. 5.19. General Improvements.

Where required by these land development regulations, the subdivider shall grade and improve streets, install sidewalks, street name signs, streetlights, fire hydrants, and curbs and gutters, place monuments and corner stakes, and install sanitary sewer and water mains and stormwater facilities in accordance with

the specifications of these land development regulations and any other specifications established by the City Council.

The City Council may, if conditions warrant, require improvements be designed and constructed to higher standards than are incorporated herein. Required improvements shall be paid for by the subdivider.

In addition to requirements established herein, subdivision plats shall comply with the following laws, rules, and regulations:

1. Applicable statutory provisions.
2. The building code and other applicable land development regulations of the City.
3. The Comprehensive Plan in effect at the time of submission.
4. Rules and regulations of the Florida Department of Health and Rehabilitative Services, Florida Department of Environmental Regulation, the appropriate water management district and other appropriate regional, state and federal agencies.
5. Rules and regulations of the Florida Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connecting street.

Sec. 5.20. Maintenance and Repair of Required Improvements.

The subdivider shall maintain and repair all improvements which these land development regulations require the subdivider to construct in the subdivision for a period of one (1) year after the completion of the same. A final plat shall neither be approved by the City Council nor accepted for filing until the subdivider posts a maintenance bond to cover at least ten (10) percent of the estimated costs of all required improvements for a period of one (1) year (see Appendix A). Defects which occur within one (1) year after completion of required improvements shall be remedied and corrected at the subdivider's expense.

Sec. 5.21. Subdivisions Located Outside the Corporate Limits of the Municipality but Connected to Municipal Utilities.

Subdivision which are located outside the corporate limits of the municipality but are to be connected to and serviced by municipal utilities such as water, sewage, and/or natural gas shall meet the requirements of the applicable sections of these regulations governing the design, construction, and connection of such utilities.

Sec. 5.22. Monuments.

The subdivider shall adhere to the requirements of F.S. Ch. 177, as amended, regarding the placement of monuments. In addition, three-eighths or one-half-inch diameter solid iron pipes or suitable concrete monuments, 24 inches long and driven so as to be flush with the finished grade, shall be placed at all block corners, angle points, and points of curves in streets. (See section 5.23 regarding monumenting of lots.)

Sec. 5.23. Lot Improvements.

5.23.1. Arrangement.

The lot arrangement shall be such that there will be no foreseeable difficulties because of topography or other conditions in securing building permits to build on any lot in compliance with these land development regulations of the City and other applicable regulations and in providing driveway access to buildings or any lot from an approved street.

5.23.2. Dimensions and design.

Lot dimensions may exceed the minimum standards established within the land development regulations of the City, provided [that] the lot length shall not exceed three (3) times the width of lots for the location of dwelling units. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless variation from this rule will provide a better street or lot Plan. The entrance of automobiles from the lot to the street shall be approximately at right angles or radial to street lines. Corner lots shall be sufficiently wider and larger to permit additional yard area. Lots shall be laid out so as to provide positive drainage away from buildings, and individual lot drainage shall be coordinated with the general stormwater drainage pattern for the area in accordance with approved construction Plans (see Article 8 of these land development regulations).

5.23.3. Double frontage.

Double frontage and reversed frontage lots shall be prohibited except where necessary to provide separation of residential development from existing streets or to overcome specific disadvantages of topography and orientation.

5.23.4. Access.

Lots shall not derive access from an existing arterial or collector street.

5.23.5. Corner stakes.

As a minimum, lot corners shall be staked with three-eighths (3/8) or one-half (1/2) inch diameter solid iron bars or pipes or suitable concrete monuments with reinforced steel, either of which must be eighteen (18) inches long and driven so as to be flush with the finished grade.

Sec. 5.24. Use of Subdivided Lots.

The proposed use of lots within a subdivision shall comply with those uses permitted by the Comprehensive Plan and these land development regulations. Further, when land in the incorporated area of the City is subdivided, a building permit for the construction of a residence, commercial building or other principal structure shall not be issued for any such structure on less than a lot as platted within such subdivided land.

Sec. 5.25. Public Purpose Sites.

The City Council may require the dedication to the public of public purpose sites (schools, parks, playground, or other public areas) as are attributable by the City Council to the demand created by the subdivision. At the discretion of the City Council, the subdivider may be required to pay in cash an amount equal to the fair market value of such public purpose sites, said fair market value to be estimated on the basis of platted land without improvements.

Sec. 5.26. Streets.

5.26.1 General requirements.

1. The arrangements, character, extent, width, grade, and location of streets shall conform with the Comprehensive Plan, where applicable, and shall be considered in their relations to existing and Planned streets, to topographical conditions, to public convenience and safety, and to the proposed uses of and to be served by such streets. Streets within a subdivision shall be dedicated to the perpetual use of the public and shall be designed and constructed in accordance with the standards established in these land development regulations. However, the City Council may approve private streets constructed to the specifications of these land development regulations where adequate provision for initial installation and future private maintenance is made for such streets.
2. Work performed under these land development regulations concerning road right-of-way clearing and grubbing, earthwork, stabilizing, and construction of a base and surface course shall meet the minimum requirements of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition and amendments, where applicable, unless stated otherwise herein. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work unless otherwise provided herein. The provisions of those specifications pertaining to basis of payment are not applicable to these land development regulations.

5.26.2. Street improvement schedule.

Street improvements shall be provided as required by the following schedule. Improvements shall conform to:

1. STANDARD A for commercial and industrial subdivisions.
2. STANDARD B for residential subdivisions where lots are less than or equal to 20,000 square feet.
3. STANDARD C, for residential subdivisions where lots are greater than 20,000 square feet but less than ten (10) acres.
4. STANDARD D, for residential subdivisions where lots are equal or greater than ten (10) acres.

An existing street within a proposed subdivision shall be improved to conform with this schedule. This requirement does not apply to an abutting street which is not connected with, and which the City Council agrees need not be connected with, the proposed subdivision's street system.

5.26.3. Standard improvement.

				5.26.3.1	Grading and centerline gradients shall have:
A	B	C	D		A maximum of eight (8) percent and a minimum of three-tenths (0.3) of a percent for standards A and B and a maximum of eight (8) percent with no minimum for standards C and D.
				5.26.3.2	Arterial streets shall have:
A	B	C	D		Two (2) twenty-four (24) foot wearing surfaces with a twenty (20) foot median. The subdivider need only install the second

				twenty-four (24) foot wearing surface in large subdivisions where projected average daily traffic generated on the arterial by the subdivision exceeds seven thousand (7,000) vehicles. Minimum rights-of-way shall be one hundred (100) feet.
				5.26.3.3 Collector streets shall have:
A	B	C	D	Thirty-two (32) foot wearing surfaces and minimum rights-of-way of eighty (80) feet with adequate provision for off-street parking located outside the right-of-way.
				5.26.3.4 Local streets shall have:
A				1. Twenty-four (24) foot wearing surfaces and minimum rights-of-way of sixty (60) feet, with adequate provision for off-street parking located outside the right-of-way, when there is no curb or gutter.
	B	C		2. Twenty-four (24) foot wearing surfaces and minimum rights-of-way of sixty (60) feet, with curb, and 24 foot wearing surfaces and minimum rights-of-way of fifty (50) feet, with curb and gutter. Planned Residential Developments may have a minimum wearing surface width of 20 feet, if it is determined by the City Council that it will not negatively impact the overall design of the Planned Residential Development or be contrary to the health, safety and welfare of the City.
			D	3. Twenty (20) foot wearing surfaces and minimum rights-of-way of sixty (60) feet.
				5.26.3.5 Local “Cul-de-sacs” and “Loop” Streets shall have:
	B			Twenty-four (24) foot wearing surfaces and minimum rights-of-way of 65 feet.
				5.26.3.6 Marginal Access Streets shall have:
A				1. Twenty-four (24) foot wearing surfaces and minimum rights-of-way of sixty (60) feet.
	B	C		2. Twenty (20) foot wearing surfaces and minimum rights-of-way of sixty (60) feet.
			D	3. Twenty (20) foot pavement bases and minimum rights-of-way of sixty (60) feet.
				5.26.3.7 Curbs and gutters (see Appendix A) shall be:

A	B				1. Curbs and gutters shall be type E, F, or drop curb.
		C	D		2. Curbs and gutters not required.
				5.26.3.8	Stabilized Shoulders are required:
	B	C	D		On both sides of streets not having curb and gutter and shall be six (6) feet in width and constructed similar to the sub-grade (see Section 5.26) except that they shall be compacted to a thickness of four (4) inches and have a minimum Florida Bearing Value (FBV) of fifty (50).
				5.26.3.9	Roadside Swales shall:
	B	C	D		Have side slopes and back slopes no steeper than four (4) to one (1). Run-off may be accumulated and carried in the swales in the right-of-way up to, but not above, the point where flooding of shoulders or roadside property would occur. Water in excess of this quantity shall be diverted from roadside swales and carried away by storm sewers or other approved means.
				5.26.3.10	Sub-grades shall have:
A	B	C	D		A compacted thickness of eight (8) inches, stabilized to a minimum Florida Bearing Value (FBV) of seventy-five (75), and compacted to ninety-eight (98) percent of Standard Proctor Density (American Society for Testing Materials D1557). Also, soil materials classified as AASHO (American Association of State Highway Officials) soil groups A-6 or A-7 encountered in the sub-grade shall be removed to a minimum depth of eighteen (18) inches below the pavement base and replaced with acceptable material. Soil materials classified as AASHO (American Association of State Highway Officials) soil group A-8 encountered in the sub-grade shall be removed.
				5.26.3.11	Pavement bases shall have:
A	B	C	D		1. Arterials: Eight (8) inches of compacted limerock or the equivalent meeting Florida Department of Transportation standards.
					2. Collector, local, and marginal access streets:
A					a. Eight (8) inches of compacted limerock.
	B	C			b. Six (6) inches of compacted limerock.
			D		c. Six (6) inches of compacted limerock constructed above

					the sub-grade and stabilized to have a minimum Florida Bearing Value (FBV) of 75 and compacted to 98 percent of Standard Proctor Density (American Society of Testing Materials (D1557)).
				5.26.3.12	Wearing surfaces shall have:
A	B	C	D		1. Arterials: One and one-half (1-1/2) inch of Type I asphaltic concrete surface course.
A	B	C	D		2. Collector, Local, and Marginal access streets: One and one-fourth (1-1/4) inch of Type I asphaltic concrete surface course. In Planned residential developments, a wearing surface equivalent to one and one-fourth inch of Type I asphaltic concrete surface course may be approved by the City Council.
				5.26.3.13	Grassing shall be provided as follows:
A	B	C	D		1. Seeding and mulching shall be performed in areas within the right-of-way except that part of the right-of-way covered by a wearing surface.
A	B	C	D		2. Sodding shall be required in areas of high erosion potential and swales.
A	B			5.26.3.14	Concrete Sidewalks are required on both sides of streets except those streets lying in residential districts developed to a density of less than one (1) dwelling unit per acre. Where sidewalks are required, they shall be installed by the subdivider and shall provide curb cuts for bicycles and handicapped access. Further, sidewalks shall be constructed at least four and one-half (4 ½) feet in width and four (4) inches thick.

5.26.3.15 Quality Control.

The subdivider shall have a qualified soils and materials testing laboratory certify to the City Council that all materials and improvements entering into the completed work are in compliance with these land development regulations.

Costs for such certifying shall be borne by the subdivider, and copies of the test results shall be submitted to the City Council. There shall be a minimum of one (1) density test on sub-grade and base for every one thousand (1,000) square yards of each. In addition, there shall be a minimum of one (1) Florida Bearing Value Test (FBV) for every one thousand (1,000) square yards of the sub-grade.

5.26.4. Design standards.

5.26.4.1. Topography and arrangement.

1. Streets shall be related appropriately to the topography and shall be arranged so as to place as many building sites as possible at or above the grades of the streets. Grades of streets shall conform as closely as possible with the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets are encouraged where such configurations will result in a more desirable layout.
4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the City Council, such extension is neither necessary nor desirable for coordinating the layout with future development of adjacent tracts.
5. In commercial and industrial developments, streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities and alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian traffic.

5.26.4.2. Blocks.

1. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions shall be permitted in blocks adjacent to existing streets, railroads, or waterways.
2. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1,400 feet nor be less than 400 feet in length.
3. In long blocks (defined as blocks longer than eight hundred (800) feet), the City Council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
4. Pedestrian ways or crosswalks not less than ten (10) feet wide may be required by the City Council through the center of blocks more than 800 feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

5.26.4.3. Access to existing streets.

Where a subdivision borders on or contains an existing street, the City Council may require access to such street be limited by means of one (1) of the following:

1. Backing lots onto the existing street, providing no access from the existing street, and requiring buffer screening along the rear property line of such lots (extra depth may be required to allow for this buffer).
2. Providing a marginal access street separated from the existing street by a grass strip with access provided thereto at suitable points.

3. Providing a series of cul-de-sacs or U-shaped streets entered from, and designed generally at right angles to, the existing street. These proposed streets shall be separated by no less than 1,000 feet where connecting with the existing street.

5.26.4.4. Street names.

The following standards shall be followed in establishing street names during the preliminary plat approval process:

1. No two (2) streets shall have the same name.
2. Streets in a proposed subdivision which are extensions of existing streets shall have the same name as the existing street.
3. No street names shall be used which will duplicate or be confused with names of existing or other proposed streets.
4. Street names shall conform with the City's street naming and addressing system.
5. The City Council shall have final authority to approve the names of streets.

5.26.4.5. Road and street name signs.

1. Road and street signs are traffic control signs such as stop signs, speed limit signs, etc. and shall be designed in number and location to meet Florida Department of Transportation standards and shall be shown on the preliminary plat. Prior to approval of the final plat, the subdivider shall install such road and street signage as approved by the City Council and shall maintain and repair such signage as provided in section 5.20 herein. In lieu of installation of such signage prior to the approval of the final plat, the posting of a surety device in accordance with section 5.20 & 5.41 herein shall be filed, approved and accepted by the City Council.
2. Street name signs are signs within a subdivision which identify street names. Street name signs shall be placed by the subdivider at intersections within or abutting the subdivision, the type and location of which to be approved by the City Council as part of the preliminary plat and construction Plan approval process.

5.26.4.6. Street lights.

The subdivider shall provide street lighting in the subdivision at each intersection, provided that such lights will be no more than 300 feet apart, as specified by the City Council.

5.26.4.7. Reserve strips.

The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access to such street from property adjacent to the proposed subdivision.

5.26.4.8. Layout of streets and dead-end streets.

1. Layout of streets.

The arrangement of streets shall provide for the continuation of arterial and collector streets between the proposed subdivision and adjacent properties where such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provision of utilities, and where such continuation is in accordance with the Comprehensive Plan.

If the property adjacent to the proposed subdivision is undeveloped and the street must temporarily be a stub street (a street Planned for future continuation), the street right-of-way shall be extended to the property line of the proposed subdivision. Stub streets which are 250 feet or less shall have a temporary T- or L-shaped turnabout, while stub streets which are greater than 250 feet shall have a temporary cul-de-sac turnabout.

There shall be a notation on the final plat that land used for a temporary T- or L-shaped cul-de-sac or turnabout which is outside the normal street right-of-way shall revert to abutting land owners where the street is continued. The subdivider of the adjoining area shall pay the cost of restoring a stub street to its original design cross-section and to extending the street. The City Council may limit the length of temporary stub streets in accordance with the design standards of these land development regulations.

2. Dead-end streets. Permanent dead-end streets are not permitted under these land development regulations. For purposes of these land development regulations, stub streets (streets Planned for future continuation) are not considered permanent dead-end streets.

5.26.4.9. Cul-de-sac streets.

Cul-de-sacs shall be provided with a turnaround having an outside roadway diameter of at least 80 feet and a street property line diameter of at least 100 feet (see Appendix A). Cul-de-sacs shall have a maximum length of 500 feet including the turn around.

Longer cul-de-sacs may be permitted because of unusual topographic or other physical conditions provided no more than 30 residential units shall front on any cul-de-sac which exceeds 500 feet in length. Cul-de-sac streets require specific approval of the Planning and zoning board and the City Council.

5.26.4.10. Intersections.

1. Streets shall be laid out so as to intersect as nearly as possible at right angles (see Appendix A). A proposed intersection of two (2) new streets at an angle of less than 75 degrees is not acceptable. An oblique street should be curved where approaching an intersection and should be approximately at right angles for at least 100 feet therefrom. No more than two (2) streets shall intersect at one (1) point unless specifically approved by the City Council.
2. Proposed new intersections along one side of an existing street shall, where practicable, coincide with existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than 125 feet shall not be permitted (see Appendix A). Where proposed streets intersect major streets, their alignment shall be continuous. Intersections with arterial streets shall be at least 800 feet apart.
3. Minimum curb radii at intersections of two (2) residential local streets shall be at least 25 feet, and minimum curb radii at intersections involving a commercial or industrial local street or collector street shall be at least 35 feet. Abrupt changes in alignment within a block shall have corners smoothed in accordance with standard engineering practice to permit safe vehicular movement.

5.26.4.11. Widening and realignment of existing roads.

Where a subdivision borders on an existing street or where the Comprehensive Plan, these land development regulations, or Plan or program of the City or other local, regional or state agency indicates

realignment or widening of a road and requiring use of some of the land in the subdivision, the applicant shall dedicate at his or her expense such areas for widening or realignment of such roads. Frontage roads and streets shall be dedicated by the subdivider at his or her expense to the full width as required by these land development regulations.

Sec. 5.27. Stormwater Management and Flood Protection Area Requirements.

(Refer to Articles 7 and 8 of these Land Development Regulations).

Sec. 5.28. Sanitary Sewer.

5.28.1. Where a publicly-owned sanitary sewer system is available and reasonably accessible as determined by the City Council, the subdivider shall provide sanitary sewer service to each lot within the subdivision. Sewer lines serving lots within the subdivision shall be designed to operate on a gravity flow basis, where possible, and lines shall be installed by the subdivider prior to paving the street.

5.28.2. Where lots cannot be served by the extension of the City's sanitary sewer system, an alternate method of sewage disposal for each lot may be used in compliance with applicable standards of the county health department, the Florida Department of Health and Rehabilitative Services, the Florida Department of Environmental Regulation and other regional, state or federal agency, as applicable, provided that platted lots equal or exceed one-half acre and are of such soil composition and configuration that drainfields may be properly installed. Alternative methods of sewage disposal shall be so installed as to simplify later connections to a publicly-owned sanitary sewer system as service becomes available.

5.28.3. The subdivider shall furnish written proof to the City Council which shows that provision for sanitary sewage disposal of the entire subdivision meets with the approval of the county health department. Construction Plans cannot be considered as having received approval until this condition has been met regardless of what may transpire at a City Council meeting.

Sec. 5.29. Water Supply.

5.29.1. Where a publicly-owned water supply is available and within a reasonable distance as determined by the City Council, the subdivider shall provide a system of water mains and shall connect the system to such supply. If a wearing surface (see section 5.26) and water mains are required, water lines shall be installed by the subdivider prior to the paving of the street.

5.29.2. Where no publicly-owned water supply is available within a reasonable distance, an alternate supply may be used when in compliance with applicable standards of the county health department. The Florida Department of Health and Rehabilitative Services, the water management district and the Florida Department of Environmental Regulation.

5.29.3. The subdivider shall furnish written proof to the City Council showing that provisions for the water supply of the entire subdivision meet with the approval of the county health department. Preliminary plat and construction Plan approval may not be deemed as having been given until this condition has been met.

5.29.4. The water system shall be sized to provide maximum daily domestic requirements at residual pressures not less than 50 pounds per square inch at all points in the system. In addition, the system shall be capable of providing fire flows of at least 500 gallons per minute in single-family residential subdivisions and at least 1,500 gallons per minute from at least two hydrants in commercial, industrial, institutional, and multiple-family residential areas with a residual pressure of at least 20 pounds per square inch at each hydrant.

Fire protection improvements shall be provided where the subdivision is connected to a publicly-owned water system. Fire hydrants shall be connected to water mains with a minimum pipe size six inches in diameter. Single main extensions supplying a looped gridiron shall not be less than eight inches in diameter unless design calculations demonstrating the adequacy of a six inch minimum diameter line are submitted by the subdivider and approved by the City engineer. If fire protection improvements are required, fire hydrants shall be located no more than 1,000 feet apart and within 500 feet of each lot. Fire hydrants in commercial, industrial, institutional, and multiple family residential developments shall be placed within 250 feet of each structure and shall be not more than 500 feet apart.

Sec. 5.30. Water and Sanitary Sewer Systems.

New central water and sanitary sewer systems, where required by the City's Comprehensive Plan, shall be designed by a Florida registered engineer in accordance with applicable regulations of the county health department, the Florida Department of Environmental Regulation, the water management district, and the Florida Department of Health and Rehabilitative Services.

Sec. 5.31. Utilities.

5.31.1. Location. Utility location within the street right-of-way shall be as shown in Appendix A. Placement and installation of utility lines shall conform with standard construction procedures. The subdivider shall satisfy the necessary cost and other arrangements, including easements, for such installation for each person, firm, or corporation furnishing utility services involved.

5.31.2. Easements. Utility easements across lots or centered on lot lines generally are not permitted. Where, due to topography or other circumstances, such easements are deemed by the City Council to be reasonable for the development of the property, such easements shall be at least 15 feet wide and centered as near as practical between lots.

Sec. 5.32. Preliminary Plat Specifications.

The preliminary plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a three inch binding margin on the left side and one-half inch margin on the other three sides (see Appendix A). If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Twelve sets of the preliminary plat and necessary supporting material shall be submitted in accordance with procedures outlined in section 5.16 of these land development regulations.

Sec. 5.33. Required Information on Preliminary Plat.

The preliminary plat shall contain the following information:

1. Proposed name of subdivision and the name of former subdivision if re-subdivision is involved.
2. Name, address, and telephone number of the subdivider and agent of the subdivider.
3. Name, address, telephone number, and registration number of surveyor and engineer.
4. Proposed staging of development if more than one phase.
5. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
6. Existing contours at two feet intervals based on United States Coastal and Geodetic Datum for the tract to be subdivided and extending 25 feet beyond the tract boundary.
7. Vicinity map showing location with respect to existing roads, landmarks, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required but not less than one inch to 2,000 feet. United States Geological Survey Maps may be used as a reference guide for the vicinity map.
8. Section and quarter-section lines as referenced on geodetic base map or maps as required.
9. Boundary line of the tract, by bearing and distance, drawn with a heavy line.
10. Legal description of the tract to be subdivided.
11. Names of owners of adjoining land with their approximate acreage or, if developed or subdivided, names of abutting subdivisions.
12. Existing street, utilities, and easements on and adjacent to the tract, including the name, purpose, location and size of each and the invert elevation of sewers within 100 feet of the subdivision boundary.
13. Proposed location of lift stations, as applicable.
14. Other existing improvements including buildings on or adjacent to the tract.
15. Preliminary layout including streets and easements with dimensions and street names, lot lines with appropriate dimensions, land to be reserved or dedicated for public or common uses, and land to be used for other than single-family dwellings.
16. Block letters and lot numbers, lot lines, and scaled dimensions.
17. Zoning district boundaries on and abutting the tract.
18. Proposed method of water supply, sewage disposal, drainage, and street lighting.
19. Minimum building front yard setback lines as required by these land development regulations.
20. Typical street cross-sections for each street type; the type and location of all road and street signs and street name signs as required within these land development regulations shall be noted on a separate sheet (detailed specifications are part of the construction Plan approval process).
21. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency's flood hazard boundary maps.
22. Surface drainage and direction of flow and method of disposition and retention indicated.
23. Soil surface map.
24. Subsurface conditions of the tract showing subsurface soil, rock and groundwater conditions, location and results of soil percolation tests, and location and extent of muck pockets.
25. Existing and proposed covenants and restrictions.
26. Inscription stating: "NOT FOR FINAL RECORDING."
27. Other information considered necessary by either the subdivider, the Planning and zoning board or the City Council for full and proper consideration of the proposed subdivision.

Sec. 5.34. Title Certification and Real Estate Taxes.

As part of the application for final plat approval process, the subdivider shall file with the City Council certification of title opinion by an attorney-at-law licensed in Florida or certification by an abstractor or a title company showing that apparent record title to the land as described and shown on the plat is in the name of the person, persons, or corporation executing the dedication, if any, as shown on the plat and, if the plat does not contain a dedication, that the subdivider has apparent record title to the land. The title opinion or certification shall show mortgages of record not satisfied or released in accordance with F.S. § 177.041, as amended, accompanied by a certificate from the subdivider's attorney, abstract company, or the tax collector that all taxes due and payable have been paid.

Sec. 5.35. Certificates of the Surveyor.

Certificate of the surveyor shall accompany submission of the preliminary and final plats.

Sec. 5.36. Construction Plan Specifications.

Plans for required improvements shall be prepared for approval by the City Council prior to construction and shall be submitted either at the time of submission of the preliminary plat or after approval of the preliminary plat. Construction Plans shall show the proposed locations, sizes, grades, and general design features of each facility.

5.36.1. Required materials for submission. Twelve sets of construction Plans and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.17 of these land development regulations.

5.36.2. Plans specifications. Construction Plans shall be drawn to a scale of one inch represents 200 feet or larger and shall consist of the following:

1. A topographic map of the subdivision with a maximum contour interval of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on United States Coastal and Geodetic Datum. This topographic map shall be prepared by a land surveyor.
2. A contour drainage map of the basins within the proposed subdivision with the size of each basin shown in acres. The outlines and sizes, in acres, of existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths shall be indicated throughout including final outfalls from the subdivision and basins. Existing and proposed structures affecting the drainage shall be shown.
3. Plans showing proposed design features and typical sections of all canals, swales and other open channels, storm sewers, drainage structures, and other proposed subdivision improvements.
4. Plans and profiles for proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of 300 feet from the point of intersection.

5. Plans of the proposed water distribution and sanitary sewer collection systems showing pipe sizes and location of valves, pumping stations and fire hydrants where such facilities are required by these land development regulations.
6. Plans for road and street signs and street name signs showing the type and location of such signage and other traffic safety control devices. Specifications for such signage, including installation, shall be provided as part of this Plan and shall detail in diagram form, as necessary, sizes, materials and colors.
7. Other information on the construction Plans as may be required by the City Council.

Sec. 5.37. Subdivider's Agreement.

The subdivider's agreement described in section 5.17.4 shall specify the following:

1. Work to be done, and the time frame therefor, by the subdivider.
2. Variances [which may have been] approved by the Board of Adjustment to zoning requirements (see Article 3 of these land development regulations).
3. Participation in the development by the City and the time for completion of such work.
4. The lien imposed upon the land for work performed by the City.
5. The conveyance by the subdivider to the City of required water, sanitary sewer, and storm sewer lines installed within dedicated public rights-of-way.
6. The agreement of the subdivider to maintain and repair improvements installed by the subdivider for a period of one year after completion of the same.

Sec. 5.38. Final Plat Specifications.

The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches. Each sheet shall be drawn with a marginal line completely around it and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides (see Appendix A). If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet.

Twelve sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of these land development regulations.

Sec. 5.39. Required Information on Final Plat.

[The following information is required on the final plat:]

1. Name of subdivision in bold legible letters as stated in F.S. Ch. 177, as amended. The name of the subdivision shall be shown on each sheet and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
2. Name and address of subdivider and of owner, if different.
3. North arrow, graphic scale, and date of plat drawing.
4. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the

information required but not less than one inch to 2,000 feet. United States Geological Survey Maps may be used as a reference guide for the vicinity map.

5. The exact boundary line of the tract, determined by a field survey and providing distances to the nearest 1/100 foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not exceeding one in 5,000.
6. Legal description of the tract.
7. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
8. Location of streams, lakes, swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
9. Bearing and distance to permanent points on the nearest existing street lines of no less than three bench marks or other permanent monuments accurately described.
10. Municipal, county, section and quarter-section lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
11. The closest land lot corner accurately tied to the lines of the subdivision by distance and angles.
12. Location, dimensions, and purposes of any land reserved or dedicated for public use.
13. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
14. Street right-of-way lines showing deflection angles of intersection, radii, and lines of tangents.
15. Lot lines shown with dimensions to the nearest 1/100 foot and bearings to the nearest ten seconds.
16. Lots numbered in numerical order and blocks lettered alphabetically.
17. Accurate location and description of monuments and markers.
18. Minimum building front yard setback lines as required by these land development regulations.
19. Reference to recorded subdivision plats of adjoining platted land shown by recorded names, plat book, and page number.
20. Covenants and restrictions.

Sec. 5.40. Signed Certificates.

The following certificates shall appear on the final plat and be properly signed before the final plat is submitted to the City Council, except the certificate of approval by the City Council shall be signed after the final plat is approved by the City Council (see Appendix A).

1. Certificate of surveyor.
2. Certificate of the subdivider's engineer.
3. Certificate of approval by county health department.
4. Certificate of approval by the City attorney.
5. Certificate of approval by the City Council.

Sec. 5.41. Bonding In Lieu of Completed Improvements.

A final plat shall neither be approved by the City Council nor accepted for filing until the improvements required by these land development regulations have been constructed in a satisfactory manner or, in lieu of such construction, a surety device in the form of a survey bond, performance bond, escrow agreement, or other collateral (the form of which to be approved by the attorney for the City) has been filed with the City Council. Such surety shall:

5.41.1. Cover at least 110 percent of the total estimated cost of all required improvements such as streets, drainage, fill and other public improvements with estimated costs provided by the subdivider's engineer. A properly signed certificate of the estimated cost shall appear on the final plat (see Appendix A) upon its submission to the City Council. This estimate shall represent the total cost of installing all required improvements. As alternatives to the above, bids from two licensed contractors or copies of all executed contracts for the installation of the improvements may be submitted.

5.41.2. Be conditioned upon the subdivider completing all improvements and installations for the subdivision, or unit division thereof, in compliance with these land development regulations and within the time specified between the subdivider and the City Council. The City, after 60 days' written notice to the subdivider, shall have the right to bring action or suit on the surety bond for the completion of the improvements in the event of default by the subdivider or failure of the subdivider to complete such improvements within the time required, allowing for properly approved extensions by the City Council.

5.41.3. Be payable to, and for the indemnification of, the City Council.

Sec. 5.42. Other Documents Required with the Final Plat.

[The following documents are required with the final plat:]

5.42.1. Dedication.

A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgage's interest to the dedication of public rights-of-way.

5.42.2. Certificate of payment of taxes.

Certification that all payable taxes have been paid and all tax sales against the land redeemed.

5.42.3. Certificate of title and encumbrances.

Title certification as required by F.S. Ch. 177, as amended.

5.42.4. Covenants and restrictions.