

ARTICLE FIVE

SUBDIVISION REGULATIONS

## ARTICLE FIVE. SUBDIVISION REGULATIONS

SECTION 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.

### SECTION 5.2 POLICY.

5.2.1 It is hereby declared to be the policy of the Town Council to consider the subdivision of land and the development of a subdivision plat as subject to the control of the Town 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. Insure safe and convenient traffic control.
4. Encourage development of an economically stable and healthful community.
5. Insure 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,

SECTION 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 Town.

SECTION 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 Town. The subdivider has the duty of compliance with reasonable conditions established by the Town 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.

SECTION 5.5 CHARACTER OF THE LAND. Land which the Town 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 safety, health, 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 Town Council to solve the problems created by the unsuitable land conditions.

SECTION 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 Town.
- 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 Town 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. 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.

SECTION 5.7 MAINTENANCE. Nothing in these land development regulations shall be construed as meaning that the Town 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 Town Council's requirements and accepted for maintenance by specific action by the Town Council.

SECTION 5.8 PLATS STRADDLING LOCAL GOVERNMENT BOUNDARIES. Whenever access to the subdivision is required across land in another government's jurisdiction, the Town Council may request assurance from that government's attorney that access is legally established, and that the access road is adequately improved or that a performance bond has been duly executed and is sufficient in amount to assure the construction of the access road.

SECTION 5.9 RESUBDIVISION OF LAND.

5.9.1 PROCEDURE FOR RESUBDIVISION.

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

5.9.2 PROCEDURE FOR SUBDIVISIONS WHERE FUTURE RESUBDIVISION IS INDICATED.

Whenever a parcel of land is subdivided and the subdivision plat shows one (1) or more lots containing more than one (1) acre of land and where such lots could eventually be resubdivided into smaller building sites, the Town Council may require that such parcel of land allow for the future opening of streets and the ultimate 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.

SECTION 5.10 SELF-IMPOSED RESTRICTIONS. If the subdivider places restrictions on any of the land contained in the subdivision greater than those required by these land development regulations, such restriction or reference thereto shall be indicated on the subdivision plat and/or recorded with the Clerk of the Circuit Court of the County.

SECTION 5.11 SUBDIVISION BY METES AND BOUNDS. The subdivision of any 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 all of the requirements of 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 or more developments which separately do not meet the literal definition of a subdivision but which collectively demonstrate at least one 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 development controlling the form of physical development or disposition of parcels of the development, (4) these is a voluntary sharing of infrastructure that is indicative of common development, pr (5) these is a common advertising theme or promotional plan for the parcels within the developments.

SECTION 5.12 SUBDIVISION NAME. Every 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 Town 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 Town Council shall have final authority to approve the names of subdivisions.

SECTION 5.13 VACATION AND ANNULMENT OF PLATS. The vacation and annulment of plats shall be according to Chapter 177, Florida Statues, as amended. In addition, the Town 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 not less than five (5) years before the date of such action, and (2) in which subdivision or part thereof not more than ten percent (10%) of the total subdivision area has been sold as lots by the original subdivider or his successor in title. Such action shall be based on a finding by the Town 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 Town 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 any part of the subdivision of reasonable access to existing facilities to which such parcel has theretofore had access, provided that such access remaining or provided after such vacation need not be the same as that theretofore existing, but shall be reasonably equivalent thereto.

If land in a subdivision or part thereof is proposed for reversion to acreage, the Town 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.

SECTION 5.14 GENERAL PROCEDURE.

5.14.1 PREPARATION OF PLATS.

All preliminary and final plats shall be prepared by a registered surveyor and construction plans and specifications for required improvements shall be prepared by a registered engineer. The subdivider shall present a letter to the Town Council certifying that he or she or she has employed a registered surveyor to prepare the plats and if construction plans are required, a registered engineer.

5.14.2 CLASSIFICATION OF SUBDIVISIONS.

Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall 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, which includes basically two (2) steps for a minor subdivision and four (4) steps for a major subdivision (see Section 2.1 for the definition of a major and minor subdivision):

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 as defined by these land development regulations in Section 2.1 shall not have to comply with Sections 5.16 and 5.17. A final plat may be prepared directly following the pre-application conference in accordance with the final plat procedure as outlined in Section 5.18.

SECTION 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 the case may require, in order that the subdivider may become familiar with the requirements of these land development regulations, and any provisions of the Comprehensive Plan affecting the land in which the proposed subdivision is located.

SECTION 5.16 PRELIMINARY PLAT PROCEDURE

- 5.16.1 Step 1 - The subdivider shall submit twelve (12) copies of the preliminary plat materials which have been prepared in accordance with of these land development regulations 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 the Town Attorney, Town Engineer, County Health Department, the Water Management District and other appropriate departments or agencies as the case may require for review and comment.
- 5.16.3 Step 3 - Following review of the materials by the Land Development Regulation Administrator, Town Attorney, Town Engineer, County Health Department, Water Management District and other agencies which received copies of the preliminary plat materials, 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 Town Council. In approving subject to conditions or in disapproving, the reasons for such action shall be stated in writing to the subdivider and the Town 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 Town Council shall 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 reasons for approving the preliminary plat subject to conditions or disapproving shall be stated in writing to the subdivider. Reference should be made to the specific sections of these land development regulations, the Comprehensive Plan, or other ordinances or regulations of the Town with which the preliminary plat does not comply.
- 5.16.5 The action of the Town 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 not constitute approval of the final plat. 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. Any 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 Town Council for a period not to exceed an additional twelve (12) months, provided the request for extension is made prior to the expiration of the initial approval period. After the expiration date, the subdivider must re-submit the preliminary plat and follow the procedures for approval of the preliminary plat.

- 5.16.7 For subdivisions presumed to be developments of regional impact as provided in Chapter 380, Florida Statutes, as amended, and Chapter 28-24, Florida Administrative Code, a copy of the preliminary plat and a completed application for development approval shall be submitted to the Town Council, the regional planning agency, and the state land planning agency.
- 5.16.8 A development order shall not be issued by the Town Council prior to the review and approval of construction plans as provided in Section 5.17 of these land development regulations.

#### SECTION 5.17 CONSTRUCTION PLANS PROCEDURES.

- 5.17.1 Step 1 - Either at the time of submission of preliminary plat materials or following preliminary plat approval by the Town Council, the subdivider shall submit twelve (12) copies of the construction plan materials as specified herein 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 the Town Engineer, the Town Attorney, the Town Engineer, the Water Management District and other appropriate departments or agencies as the case may require for review and comment. 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 Town 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 should 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 stage, if the proposed subdivision is a large one and the Town Council finds that development in stages is consistent with the intent and purpose of these land development regulations, the Town 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. This agreement (or agreements) shall include, but not to be limited to, provisions for carrying out the required construction and improvements to completion and the developing of the subdivision in stages.

This agreement (called the Subdivider's Agreement) shall constitute a covenant by the Town Council and the subdivider of the subdivision. The terms and conditions of which shall run with the land and be binding upon all successors in interest to the subdivider.

- 5.17.5 Approval of the preliminary plat and construction plans by the Town 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 the necessary causes, the Town Council shall authorize such minor changes or deviations. If minor changes or deviations are authorized, the subdivider shall submit new construction plan materials as specified herein.

#### SECTION 5.18 FINAL PLAT PROCEDURE.

- 5.18.1 Step 1 - No less than thirty (30) calendar days following approval of the preliminary plat and construction plans and while the preliminary plat approval is in effect, the subdivider shall submit twelve (12) copies of the final plat for approval to the Land Development Regulation Administrator. The final plat shall include the information required in Section 5.37 of these land development regulations. The final plat shall also be accompanied by the materials required in Section 5.37 of these land development regulations, as well as a copy of any conditions imposed at the time of conditional approval of the preliminary plat or of the construction plans. Also, the final plat shall conform to all applicable provisions of Chapter 177, Florida Statutes, as amended.
- 5.18.2 Step 2 - The Land Development Regulation Administrator shall transmit copies of the final plat and materials to the County Health Department, Town Engineer, Town Attorney, the Water Management District and other appropriate departments or agencies as the case may require for 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 Town 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 provided, however, that such portion conforms with these land development regulations. Approval by the Town 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 Town 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 requirements of these land development regulations or a surety device has been posted which meets the requirements of Section 5.39;
2. Upon completion of improvements in the subdivision, the subdivider has submitted three (3) blue line sets and one (1) reproducible set of blue prints showing "as-built" improvements;
3. Subdivider's Agreement as required in Section 5.17.4 of these land development regulations has been entered into by the subdivider and the Town Council;
4. Certificate of the Surveyor has been executed (see Section 5.38 and Appendix A);
5. Certificate of the Subdivider's Engineer has been executed (see Section 5.38 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 5.40);
6. Certificate of Approval of the County Health Department has been executed (see Section 5.38 and Appendix A); and
7. Certificate of approval by the Town Attorney has been executed (see Section 5.38 and Appendix A).

5.18.4 Step 4 - Upon final plat approval by the Town Council, the subdivider shall submit the original and three (3) copies of the approved final plat for execution to the Land

Development Regulation Administrator. Upon execution, the subdivider shall take the signed original and one (1) signed copy of the approved final plat to the Clerk of the Circuit Court of the County for recording. The subdivider shall pay all recording costs. Two (2) signed copies of the final plat shall be filed in the office of the Land Development Regulation Administrator.

SECTION 5.19 GENERAL IMPROVEMENTS. Where required by these land development regulations, the subdivider shall grade and improve streets; install sidewalks, street name signs, street lights, fire hydrants, and curbs and gutters, place monuments and corner stakes and install sanitary sewer and water mains and storm water facilities in accordance with the specifications of these land development regulations and any other specifications established by the Town Council. The Town Council may, if conditions warrant such action, require that improvements be designed and constructed to higher standards than are incorporated herein. Required improvements shall be paid for by the subdivider.

In addition to the requirements established herein, all 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 Town.
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.

SECTION 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 Town 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). All defects which occur within one (1) year after completion of all required improvements shall be remedied and corrected at the subdivider's expense.

SECTION 5.21 SUBDIVISIONS LOCATED OUTSIDE THE CORPORATE LIMITS OF MUNICIPALITIES BUT CONNECTED TO MUNICIPAL UTILITIES. Subdivisions which are located outside the corporate limits of any municipality but are to be connected to and serviced by

municipal utilities such as water, sewage, and/or natural gas shall meet all the requirements of the applicable sections of these regulations, as well as municipal regulations governing the design, construction, and connection of such utilities.

SECTION 5.22 MONUMENTS. The subdivider shall adhere to the requirements of Chapter 177, Florida Statutes, as amended, regarding the placement of all monuments.

SECTION 5.23 LOT IMPROVEMENTS.

5.23.1 ARRANGEMENT.

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

5.23.2 DIMENSIONS AND DESIGN.

Lot dimensions, shall comply with any minimum standards as established within any land development regulations of the Town and provided, that the lot length shall not exceed three (3) times the width of lots. 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 all buildings and individual lot drainage shall be coordinated with the general storm water 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 street except within a minor subdivision.

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 twenty-four (24) inches long and driven so as to be flush with the finished grade.

SECTION 5.24 USE OF SUBDIVIDED LOTS. The proposed use of lots within any subdivision shall comply with those uses permitted by the Comprehensive Plan and these land development regulations. Further, whenever any land in the unincorporated area of the Town 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.

SECTION 5.25 PUBLIC PURPOSE SITES. The Town Council may require the dedication to the public of public purpose sites (school sites, parks, playground, or other public areas) as are attributable by the Town Council to the demand created by the subdivision. At the discretion of the Town 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.

SECTION 5.26 STREETS.

5.26.1 GENERAL REQUIREMENTS.

1. The arrangements, character, extent, width, grade, and location of all 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 land 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 Town Council may approve private streets when constructed to the specifications of these land development regulations and when 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 with:

1. STANDARD A, for commercial and industrial subdivisions.
2. STANDARD B, for residential subdivisions where any lot is less than or equal to twenty thousand (20,000) square feet.
3. STANDARD C, for residential subdivisions where all lots are greater than twenty thousand (20,000) square feet but less than or equal to ten (10) acres.
4. STANDARD D, for residential subdivisions where all lots are greater than ten (10) acres. Where the proposed subdivision includes an existing street, said street shall also be improved as required to conform with this schedule. This requirement shall not apply to any abutting street which is not connected with the proposed subdivision's street system.

STANDARD IMPROVEMENT

5.26.2.1 GRADING AND CENTERLINE GRADIENTS shall be a maximum of AB CD eight (8) percent and a minimum of three-tenths (.3) of a percent for standard A and B and a maximum of eight (8) percent (no minimum) for standards C, D and E.

5.26.2.2 ARTERIAL STREETS shall be improved as follows:

Two A B C D (2) twenty-four (24) foot wearing surfaces with twenty (20) foot median. The subdivider shall be required to install the second twenty-four (24) foot wearing surface only in large subdivisions where projected average daily traffic generated on the arterial by the subdivision exceeds seven thousand (7,000) vehicles. Minimum right-of-way shall be one hundred (100) feet.

5.26.13 COLLECTOR STREETS shall be improved as follows:

- A B C D
1. Thirty-six (36) foot wearing surface and minimum right-of-way of eighty (80) feet.

5.26.2.4 LOCAL STREETS shall be improved as follows:

- A 1. Twenty-four (24) foot wearing surface and minimum right-of-way of sixty (60) feet.
- B C 2. Twenty (20) foot wearing surface and minimum right-of-way of sixty (60) feet.
- D 3. Twenty (20) foot pavement base and minimum right-of-way of sixty (60) feet.

5.26.2.5 MARGINAL ACCESS STREETS shall be improved as follows:

- A 1. Twenty-four (24) foot wearing surface and minimum right-of-way of sixty (60) feet.
- B C 2. Twenty (20) foot wearing surface and minimum right-of-way of sixty (60) feet.
- D 3. Twenty (20) foot pavement base and minimum right-of-way of sixty (60) feet.

5.26.2.6 CURB AND GUTTER (see Appendix A) shall be provided as follows:

- A B 1. Type E or F curb.
- C D 2. Curbs not required.

5.26.2.7 STABILIZED SHOULDERS shall be required on both sides of all streets not having curb and gutter. Stabilized shoulders shall be six (6) feet in width and constructed as specified for the subgrade [see Section 5.26.2.9] except that they shall be constructed to a compacted thickness of four (4) inches and have a minimum Florida Bearing Value (FBV) of fifty (50).

5.26.2.8 ROADSIDE SWALES shall 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 the shoulders or roadside property would occur. Water in excess of this quantity shall be diverted from the roadside swales and carried away by storm sewers or other approved means.

5.26.2.9 SUBGRADE shall have 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 where soil classified as AASHO (American Association of State Highway Officials) soil groups A-6 or A-7 are encountered in the subgrade,

such materials shall be removed to a minimum depth of eighteen (18) inches below the pavement base and replaced with acceptable material and where soil classified as AASHO (American Association of State Highway Officials) soil group A-8 is encountered, in the subgrade, all such materials shall be removed.

5.26.2.10 PAVEMENT BASE shall be improved as follows:

- A B C D
1. Arterial: Eight (8) inches of compacted limerock.
  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 shall be constructed above the subgrade and stabilized to have 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)).

5.26.2.11 WEARING SURFACE shall be improved as follows:

- A B C D
1. Arterials: One and one-half (1 1/2) inches of Type I asphaltic concrete surface course.
  2. Collector, Local, and Marginal Access Streets:
    - ABC a. One and one-fourth (1 1/4) inch of Type I asphaltic concrete surface course.
    - D b. Wearing surface is not required.

5.26.2.12 GRASSING shall be provided as follows:

- ABCD
1. Seeding and mulching shall be performed on all areas within the right-of-way, except for that part of the right-of-way covered by a wearing surface or, where these land development regulations do not require a wearing surface, that part covered by the pavement base.
- A B C D
2. Sodding may be required in areas of high erosion potential.



5.26.2.13 CONCRETE SIDEWALKS are not required unless, in the opinion of the Town Council, pedestrian traffic will justify the installation of sidewalks as a safety precaution. If sidewalks are required, they shall be installed by the subdivider, provide curb cuts for bicycles and handicapped access, and constructed at least five (5) feet wide and four (4) inches thick.

5.26.2.14 QUALITY CONTROL.

The subdivider shall be required to have a qualified soils and materials testing laboratory certify to the Town Council that all materials and improvements entering into the completed work are in compliance with these land development regulations. All costs shall be borne by the subdivider and copies of the test results shall be submitted to the Town Council with the final plat. There shall be a minimum of one (1) density test on subgrade and base for every one thousand (1,000) square yards 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 subgrade.

5.26.3 DESIGN STANDARDS.

5.26.3.1 TOPOGRAPHY AND ARRANGEMENT.

1. Streets shall be related appropriately to the topography. All streets 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 shall be encouraged where such configuration 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 Town Council, such extension is neither necessary nor desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.
5. In commercial and industrial development, the streets and other accessway shall be planned in connection with the grouping of buildings, location of rail

facilities, and the provision of 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.

5.26.3.2 BLOCKS.

1. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width 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 two thousand two hundred (2,200) feet, nor be less than four hundred (400) feet in length.
3. In long blocks, the Town Council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic. Pedestrian ways or crosswalks, not less than ten (10) feet wide, may be required by the Town Council through the center of blocks more than eight hundred (800) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

5.26.3.3 ACCESS TO EXISTING STREETS.

Where a subdivision borders on or contains an existing street, the Town Council shall require that access to such streets be limited by one (1) of the following means.

1. The subdivision of lots so as to back onto the existing street; no access shall be provided from the existing street and screening shall be provided in a strip of land along the rear property line of such lots.
2. A marginal access street separated from the existing street by a grass strip and having access thereto at suitable points.
3. A series of cul-de-sacs, or u-shaped streets, entered from and designed generally at right angles to the existing street. Each proposed roadway or street shall be located no less than one (1) thousand (1,000) feet apart where such streets connect with the existing street.

5.26.3.4 STREET NAMES.

The following standards shall be followed in establishing street names:

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 the names of existing or other proposed streets.
4. All street names shall conform to the Town's street naming and addressing system.
5. The Town Council shall have final authority to approve the names of all streets.

5.26.3.5 ROAD AND STREET SIGNS.

1. Road and Street Signs are traffic control signs such as stop signs, speed limit signs, etc. for all subdivisions, all road and street signs 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 Town Council body and shall maintain and repair such signage as provided for 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 5.39 herein shall be filed, approved and accepted by the Town Council.
2. Street name signs are signs within a subdivision which identify street names. Street name signs shall be placed, by the subdivider, at all intersections within or abutting the subdivision, the type and location of which to be approved by the Town Council, shall be submitted as part of the preliminary plat and shall conform to the Town's street naming and addressing system.

5.26.3.6 STREET LIGHTS.

Installation of street lights is not required unless, the Town Council determines that the public's safety justifies the installation of street lights. If street lights are required, they shall be installed by the subdivider and constructed according to the standards of the Town Council.

5.26.3.7 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.

5,26.3.8

CONSTRUCTION OF ROADS AND DEAD-END STREETS.

1. Construction of Roads. The arrangement of streets shall provide for the continuation of arterial and/or collector streets between the proposed subdivision and adjacent properties when such continuation is necessary to convenient movement of traffic, effective fire protection, for 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. All stub streets which are two hundred fifty (250) feet or less shall have a temporary T- or L-shaped turnabout, while stub streets which are greater than two hundred fifty (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 whenever the street is continued. The subdivider of the adjoining area shall pay the cost of restoring any stub street to its original design cross-section and extending the street. The Town Council may limit the length of temporary stub streets in accordance with the design standards of these land development regulations.

2. Dead-End Streets. Dead-end streets are not permitted in any proposed subdivision under these land development regulations. For purposes of these land development regulations, stub streets (streets planned for future continuation) are not to be considered dead-end streets.

5.26.3.9

CUL-DE-SAC STREETS.

Cul-de-sacs shall be provided with a turnaround having an outside roadway diameter of at least eighty (80) feet, and a street property line diameter of at least one-hundred (100) feet (see Appendix A). Cul-de-sacs shall have a maximum length of eight hundred (800) feet including the turnaround.

5.263.10

INTERSECTIONS.

1. Streets shall be laid out so as to intersect as nearly as possible at right angles (see Appendix C). A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one- hundred (100) feet therefrom. No more than two (2) streets shall intersect at any one (1) point unless specifically approved by the Town Council.
2. Proposed new intersections along one (1) side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than one hundred twenty-five (125) feet shall not be permitted (see Appendix A). Where proposed streets intersect major streets, their alignment shall be continuous.
3. Minimum curb radii at the intersection of two (2) local streets shall be at least twenty (20) feet, and a minimum curb radius at an intersection involving a collector street shall be at least twenty-five (25) feet. Abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.

5.26.3.11 WIDENING AND REALIGNMENT OF EXISTING ROADS.

Where a subdivision borders on an existing street or when the Comprehensive Plan or land development regulations of the Town, or other local, regional or State agency plan or program indicates plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant shall be required to dedicate at his or her expense such areas for widening or realignment of such roads. Such frontage roads and streets shall be dedicated by the subdivider at his or her own expense to the full width as required by these land development regulations.

SECTION 5.27 STORM WATER MANAGEMENT AND FLOOD PROTECTION REQUIREMENTS. (Refer to Article 7 and 8 of these land development regulations).

SECTION 5.28 SANITARY SEWER.

- 5.28.1 Where a publicly-owned sanitary sewer system is available and reasonably accessible as determined by the Town Council, the subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be designed to operate on a gravity flow basis wherever possible. If a wearing surface [see Section 5.26.2.11] and sanitary sewer lines are required, all sewer lines shall be installed by the subdivider prior to the paving of the street.

- 5.28.2 Where lots cannot be served by the extension of an existing publicly-owned sanitary sewer, an alternate method of sewage disposal for each lot may be used in compliance with all applicable standards of the County Health Department, the Florida Department of Health and Rehabilitative Services, the Florida Department of Environmental Regulation and any other regional, State or Federal agency, as applicable. 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 must furnish written proof to the Town Council which shows that provisions for sanitary sewage disposal of the entire subdivision meets with the approval of the County Health Department. Preliminary plat and construction plan approval shall not be given until this condition has been met.

#### SECTION 5.29 WATER SUPPLY.

- 5.29.1 Where a publicly-owned water supply is available and within a reasonable distance as determined by the Town Council, the subdivider shall provide a system of water mains and shall connect the system to such supply. If a wearing surface [see Section 5.26.2.11] and water mains are required, all 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 all 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 must furnish written proof to the Town Council which shows that provisions for water supply of the entire subdivision meet with the approval of the County Health Department. Preliminary plat and construction plan approval shall not be given until this condition has been met.
- 5.29.4 Fire protection improvements shall be provided when the subdivision is connected to a publicly-owned water system and shall include the installation of fire hydrants to water mains with a minimum pipe size of six (6) inches in diameter. If fire protection improvements are required, then fire hydrants shall be located no more than one-thousand (1,000) feet apart and within five hundred (500) feet of each lot. Also, the distribution system shall be capable of delivering, in addition to domestic requirements of residual pressures of not less than twenty (20) pounds per square inch and fire flows of at least five hundred (500) gallons per minute.

SECTION 5.30 WATER AND SANITARY SEWER SYSTEMS. New central water and sanitary sewer systems where required by the Town's Comprehensive Plan shall be designed by a Florida registered engineer in accordance with all 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.

SECTION 5.31 UTILITIES.

5.31.1 LOCATION.

Utility location within the road right-of-way shall be as shown in Appendix A.

5.31.2 Easements. Normally, utility easements across lots or centered on rear or side lot lines will not be permitted. Where, due to topography or other circumstances beyond the control of the subdivider, such easements are deemed by the Town Council to be necessary to the reasonable development of the property, such easements shall be at least fifteen (15) feet wide and centered as near as practical between the lots.

SECTION 5.32 PRELIMINARY PLAT SPECIFICATIONS. The preliminary plat shall be drawn clearly and legibly at a scale of at least one (1) inch equals two hundred (200) feet using a sheet size of twenty-four (24) inches by thirty-six (36) inches, reserving a three (3) inch binding margin on the left side and one half (1/2) inch margin on the other three sides (see Appendix A). If more than one (1) sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet.

Twelve (12) sets of the preliminary plat and necessary supporting material shall be submitted in accordance with the procedure outlined in Section 5.16 of these land development regulations.

SECTION 5.33 REQUIRED INFORMATION ON PRELIMINARY PLAT. The preliminary plat shall contain the following information.

1. Proposed name of subdivision, and existing name if resubdivision is proposed.
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. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
5. Existing contours at five (5) foot intervals based on U.S. Coastal and Geodetic Datum for the tract to be subdivided and extending twenty-five (25) feet beyond the tract boundary.

6. Vicinity map showing location with respect to existing roads, landmarks, section lines and quarter section lines, 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 (1) inch to two thousand (2,000) feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.
7. Boundary line of the tract, by bearing and distance, drawn by a heavy line.
8. Legal description of the tract to be subdivided.
9. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
10. Existing streets, utilities, and easements on and adjacent to the tract, including the name, purpose, location, and size of each and the invert elevation of sewers.
11. Other existing improvements including buildings on or adjacent to the tract.
12. 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 any land to be used for purposes other than single-family dwellings.
13. Block letters and lot numbers, lot lines, and scaled dimensions.
14. Zoning district boundaries on and abutting the tract.
15. Proposed method of water supply, sewage disposal, drainage, and street lighting.
16. Minimum building front yard setback lines as required by these land development regulations.
17. Typical street cross-sections for each street type and the location of all road and street signs and street name signs as required within these land development regulations shall also be noted on a separate sheet.
18. 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, official flood maps.
19. Surface drainage and direction of flow and method of disposition and retention indicated.
20. Soil survey map.



- 21, Subsurface conditions of the tract showing: subsurface soil, rock and ground water conditions, location and results of soil percolation tests, and location and extent of muck pockets.
22. Existing and proposed covenants and restrictions.
23. Inscription stating "NOT FOR FINAL RECORDING".
24. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the Town Council for full and proper consideration of the proposed subdivision.

SECTION 5.34 CONSTRUCTION PLAN SPECIFICATIONS. Plans for the required improvements shall be prepared for the approval of the Town Council prior to construction and 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.

5.34.1 REQUIRED MATERIALS FOR SUBMISSION.

Twelve (12) 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.

5.34.2 PLANS SPECIFICATIONS.

Construction plans shall be drawn to a scale of one (1) inch represents two hundred (200) feet or larger and shall consist of the following:

1. A topographic map of the subdivision with a maximum contour interval of one (1) foot where overall slopes are zero (0) percent to two (2) percent, two (2) feet where slopes are over two (2) percent, based on U.S. Coast 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 all 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 any 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 canals, swales and all other open channels, storm sewers, all drainage structures, and other proposed subdivision improvements.
4. Plans and profiles for all proposed streets and curbs are required. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of three hundred (300) feet from point of intersection.
5. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where the installation of such facilities are required by these land development regulations.
6. Plans for all road and street signs and street name signs showing the location of such signage and any other traffic safety control devices which is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
7. Other information on the construction plans as may be required by the Town Council.

SECTION 5.35 SUBDIVIDER'S AGREEMENT. The Subdivider's Agreement, required in Section 5.17.4 shall specify the following:

1. The work to be done, and the time specified therefore, by the subdivider.
2. The variances, if any, approved by the Town Council to standard requirements (see Article 12 of these land development regulations).
3. The participation in the development, if any, by the Town Council and the time for completion of such work.
4. The lien, if any, imposed upon the land of the subdivider for any work performed by the Town Council.
5. The conveyance by the subdivider to the Town of all required water, sanitary sewer, and storm sewer lines installed within dedicated public right-of-way.
6. The agreement of the subdivider to maintain and repair all improvements which these land development regulations require the subdivider to install in the subdivision for a period of one (1) year after completion of the same.

SECTION 5.36 FINAL PLAT SPECIFICATIONS. The final plat shall be drawn clearly and legibly in ink at a scale of at least one (1) inch equals two hundred (200) feet using a sheet size of twenty-four (24) inches by thirty-six (36) inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three (3) inch binding margin on the left side and a one-half (1/2) inch margin on the other three (3) sides (see Appendix A). If more than one (1) sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet.

Twelve (12) 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.

SECTION 5.37 REQUIRED INFORMATION ON FINAL PLAT.

1. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes, as amended. The name of the subdivision shall be shown on each sheet included 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.
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 (1) inch to two thousand (2,000) feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.
5. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth (1/100) foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one (1) in five thousand (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 and 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 bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.

10. Municipal lines shall be 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 shall be 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 shall show deflection angles of intersection, radii, and lines of tangents.
15. Lot lines shall be shown with dimensions to the nearest one hundredth (1/100) foot and bearings.
16. Lots shall be 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 shall be shown by recorded names, plat book, and page number,
20. Covenants and restrictions.

SECTION 5.38 SIGNED CERTIFICATES. The following certificates shall appear on the final plat. Certificates listed within this section shall be properly signed before the final plat is submitted to the Town Council and the Certificate of Approval by the Town Council shall be properly signed after the final plat is approved by the Town 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 Attorney for the Town.
5. Certificate of Approval by the Town Council.

SECTION 5.39 BONDING IN LIEU OF COMPLETED IMPROVEMENTS. A final plat shall neither be approved by the Town 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, the posting of a surety device. Such surety, in the form of a surety bond, performance bond, escrow agreement, or other collateral (the form of which to be approved the attorney for the Town) shall be filed with the Town Council. Such surety shall:

- 5.39.1 Cover at least one hundred and ten (110) percent of the 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 certificate of the estimated cost shall appear on the final plat (see Appendix A). This certificate shall be properly signed before the final plat is submitted to the Town Council. This estimated cost shall represent the total estimated cost of installing all required improvements. Such estimate shall be prepared by a registered engineer. As an alternative to the above, bids of two (2) licensed contractors or a copy of all executed contracts for the installation of the above mentioned improvements may be submitted.
- 5.39.2 Be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or unit division thereof, in compliance with these land development regulations and within a specified time as determined between the subdivider and the Town Council.
- 5.39.3 Be payable to, and for the indemnification of, the Town Council.

SECTION 5.40 OTHER DOCUMENTS REQUIRED ON THE FINAL PLAT.

5.40.1 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 right-of-way.

5.40.2 CERTIFICATE OF PAYMENT OF TAXES.

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

5.40.3 CERTIFICATE OF TITLE AND ENCUMBRANCES.

Title certification as required by Chapter 177, Florida Statutes, as amended.