

**CITY OF SPRINGFIELD**

**ORDINANCE NO. 477**

**AN ORDINANCE OF THE CITY OF SPRINGFIELD AMENDING SECTION 3.4 OF THE CITY OF SPRINGFIELD COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION CODE; REQUIRING SIDEWALKS, CURBS, AND GUTTERS FOR NEW SUBDIVISIONS ADJACENT TO ANY PROPOSED STREETS AND ADJACENT TO CERTAIN EXISTING STREETS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Springfield's comprehensive plan provides that the City shall adopt and maintain land development regulations to implement the comprehensive plan; and

**WHEREAS**, the City has adopted and maintains its Comprehensive Planning and Land Development Regulation Code (LDR); and

**WHEREAS**, the City has determined that amending the LDR to provide requirements for sidewalks, curbs, and gutters for new subdivisions is in the best interest of the health, safety and welfare of the citizens of the City of Springfield, Florida.

**NOW, THEREFORE, BE IT ENACTED** by the people of the City of Springfield, Florida that:

**SECTION 1. AUTHORITY AND PURPOSE.** This ordinance is adopted pursuant to Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law, to provide for the health, safety and welfare of the citizens of the City of Springfield, Florida and to implement the City of Springfield comprehensive plan pursuant to Chapter 163, Part II, Florida Statutes.

**SECTION 2. AMENDMENTS.** From and after the effective date of this ordinance Section 3.4 of the City of Springfield LDR regarding Subdivision Regulations is amended to read as follows (deleted text ~~stricken~~, new text underlined):

### **Sec. 3-4. SUBDIVISION REGULATIONS**

#### **3-4.1 Purpose**

The purpose of this section is to establish minimum standards for the platting of land and development of residential subdivisions therefrom. The provisions of this section shall serve to establish the identity of all lands shown on and being part of platted subdivisions so that such lands may be thenceforth conveyed by reference to such plat, and to establish standards of development necessary to protect the interests of the City and the general public.

#### **3-4.2 Applicability**

The City Commission must grant approval for all subdivision of real property into two (2) or more lots, parcels, tracts, tiers, blocks, sites, units or any division of land; including establishment of new streets and alleys, additions , and re-subdivisions; and , when appropriate to the context, relates to the process of subdividing or to the lands or area being subdivided. Subdivision, platting and subsequent development of platted lands shall be as set forth in this section and the minimum requirements of Chapter 177, Florida Statutes.

#### **3-4.3 Conformance with Code**

In addition to the provisions specified in this section, subdivision developments shall conform to all other applicable provisions of this Code.

#### **3-4.4 Procedure**

The Building Official will review the plat and plans required to be submitted by this section, and if in their opinion, such plat and plans meet the requirements of this Article, he shall approve and certify same and the plat and plans may then be submitted to the Commission for approval. No acceptance of streets, or otherwise, shall be made by the Commission, until an inspection is made of all construction and approved by the Building Official.

#### **3-4.5 Subdivision and Street Names**

The developer will not be permitted to use the names of any existing subdivision or

street unless the proposed streets are extensions, or may in the future become extensions, of existing streets.

### **3-4.6 Preliminary Plat and Plans**

The developer shall submit a print of the proposed plat, together with the following information:

1. The title under which the proposed subdivision is to be recorded and the name of the developer submitting the plat.
2. An overall topographical map showing one (1) foot contours "On U.S. Coast Guard and Geodetic Datum" of the land to be subdivided together with an estimate of the number of upland acres contributing runoff water to the land under consideration and the points of entry of such upland runoff water.
3. The proposed location and width of streets, sidewalks and curbs, lots, setback lines, easements, and typical street cross sections.
4. A drainage plan showing any proposed or existing storm sewers, culverts, curbs and gutters, drainage canals, bridges, easements for drainage and final disposal of drainage collected within the land to be subdivided, and location of outfall ditch right-of-way.

These plans shall show existing and finished grade ~~on centerline and road-side~~ of any ditches.

### **3-4.7 Final Plans**

Final plans of drainage shall be submitted in duplicate on black and white or blue line prints drawn at a scale of not more than one hundred (100) feet to the inch on sheets 24 inches by 36 inches in size.

### **3-4.8 Final Plat for Recording**

The final plat offered for recording shall show the following:

1. The boundary lines of the land being subdivided with distance and bearings and the legal description of the land.
2. The lines of all proposed streets with their width and names, along with accompanying sidewalks and curbs.
3. The outline of any portions of the land intended to be dedicated for public use, such as for schools, parks or other similar uses, and such dedication for public use shall be clearly indicated and stated.

4. The lines of adjoining streets with their width and names.
5. All lot lines together with the identification system for all lots and blocks. The lot numbers within a subdivision shall be assigned in a logical numerical possible, block shall bear letter designations in contrast to numbered lots.
6. The location of all setback lines and easements provided for public use, service, utilities, or drainage.
7. All dimensions both linear and angular for locating the boundaries of the subdivision, lots, streets, sidewalks and curbs, gutters, easements, and any other areas for public use, service, utilities or drainage.
8. The radii, arcs, points of curvature, points of tangency, tangent, delta angle, degree of curvature, shall be shown for all curves. Such data may be listed and referenced to the plat.
9. All other information as required by law.
10. The certificate of the surveyor or engineer who prepared the plat as to the correct representation of the plat according to applicable state law and this ordinance.
11. Bearing data shall be shown and shall be true bearings based on Polaris, Solar shots or existing true lines (existing true lines shall be properly annotated) and a bearing statement which provides "bearing are true from \_\_\_\_\_" and state how obtained.

### **3-4.9 General Conditions**

The following general conditions shall be applicable to all subdivisions:

1. **Street System-** The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as they may be deemed necessary by the City Commission to serve the best interest of the public. The street arrangement shall be such as not to cause hardships to owners of adjoining property when they plat their own land and seek to provide convenient access to it. Streets obviously in alignment with existing streets shall bear the names of the existing streets. If a street is left at the edge of the subdivisions, it shall be of full width.
2. **Streets Widths -** All right-of-way for streets shall not be less than fifty (50) feet in width. Any intersection of streets having an interior angle of less

than ninety (90) degrees shall have an easement radius of not less than twenty (20) feet. Dead-end streets of cul-de-sacs (streets that terminated within a subdivision) shall terminate in a turn-a-round with a minimum radius to outside of pavement of thirty-five (35) feet and forty (40) feet to outside of right-of-way line.

3. Street Improvement — All streets shall be cleared, grubbed (free of stumps, roots, etc.) and graded to the full width of the right-of-way between any required sidewalks, curbs, and gutters. The roadbed shall be at least 22 feet wide and a 3-inch crown in the center of the road. The minimum size cross-road culvert shall be 18 inches in diameter. Compactive effort shall produce a uniform density sub-base suitable for the placing of base material. Base material shall consist of not less than 6 inches clay base with 1-1/4 inches asphalt after compaction. State standards for compaction shall apply to all streets affected hereby.
4. Sidewalks, Curbs and Gutters — Sidewalks with curbs shall be installed, within the right-of-way, adjacent to each side of any proposed street. Sidewalks with curbs also shall be installed, within the right-of-way, adjacent to any newly constructed street on which any subdivision lot will front, on the side or sides of the street which any lot will front. Gutters shall be constructed along any required sidewalk as part of a drainage system that complies with local, state, and federal law. Required sidewalks, curbs, and gutters shall be designed and constructed in conformance with the standards set forth in the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as published by the Florida Department of Transportation.
45. Utilities — Gas, water and sewage service lines shall be placed underground. All homes shall meet the following conditions:
  - a. The home must be secured to a permanent foundation that complies with applicable building codes.
  - b. The service equipment must be installed in a manner acceptable to the authority having jurisdiction.
  - c. The installation of the service equipment must comply with Article 230 of the national Electric Code.
  - d. Means must be provided for the connection of a grounding electrode conductor to the service equipment and routing it outside the structure.
  - e. Electrical service boxes and meters shall be mounted to the exterior side or rear wall of the home unless prohibited by electrical codes.

56. Water - The cost of all materials reasonably necessary to provide city water service to each lot in the subdivision will be paid by the developer before actual service is started. The City will bear the cost of installation of the water lines, meters, etc., which shall be the property of the City. An amount equal to one-half the tap-on fee collected by the City from each water user ultimately served within the subdivision shall be refunded to the developer at the time said tap-on fee is collected.
67. Lot Design - The arrangement and design of the subdivision shall be such that all lots will drain satisfactorily and will be properly related to the topography and the character of surrounding development.
78. Setback - The minimum building setback lines required for any structure shall be: twenty-five feet (25') from the front property line, ten feet (10') from the side property line, fifteen feet (15') from the property line on a side street and fifteen feet (15') from the rear property line. Setback for accessory and storage buildings of 120 square feet or less shall be three feet (3') from the property lines and Ten feet (10') from any primary structure.
89. Easements - All necessary water, sewer, drainage, and other easements and rights of way shall be furnished at no expense to the City of Springfield. Drainage easements shall have a width of not less than the surface width required of the drainage ditch plus a fifteen (15) feet berm to lie wholly along one side of the ditch, and in the case of a storm sewer, a minimum width of 20 feet.
910. Required Dedication of Recreation Areas- Developers of residential subdivisions consisting of over ten (10) residential lots shall provide land area to be dedicated for public or private recreation use. Land area dedicated for residential use shall be at least equal to the size of one (1) residential lot and shall be located on upland property with the same site characteristics as the subdivisions as a whole. Upon approval of the City Commission, developers may provide funds in lieu of property dedication if such funds are at least equal to the value of one (1) residential lot within the subdivision.

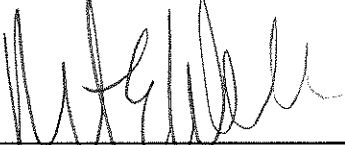
**SECTION 3. REPEAL.** All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect

the validity of the remaining portions hereof. The City Commission hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared illegal, invalid, or unconstitutional.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage.

**PASSED, APPROVED AND ADOPTED** at the regular meeting of the City Commission of the City of Springfield this 1<sup>st</sup> day of December, 2008.

  
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Robert Walker, Mayor

ATTEST: Teresa Cox  
Teresa Cox, City Clerk

First Reading: November 3<sup>rd</sup>, 2008

Second Reading: December 1<sup>st</sup>, 2008

Published: November 21<sup>st</sup>, 2008

