

ORDINANCE NUMBER 89-05

SUBDIVISION REGULATIONS

OF

HOLMES COUNTY, FLORIDA

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AN ORDINANCE RELATING TO HOLMES COUNTY; AMENDING EXISTING COUNTY ORDINANCE NO. 86-01; ESTABLISHING SUBDIVISION REGULATIONS IN HOLMES COUNTY, FLORIDA, RELATING TO THE ESTABLISHMENT OF STANDARDS FOR SUBDIVISIONS; TO PRESCRIBE STANDARDS OF IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER; TO ESTABLISH STANDARDS FOR THE EFFICIENT, ADEQUATE AND ECONOMIC SUPPLY OF PUBLIC FACILITIES; TO ESTABLISH CRITERIA FOR PREVENTION OF TRAFFIC HAZARDS; TO ESTABLISH SAFE AND CONVENIENT MEANS FOR CIRCULATION OF TRAFFIC; TO ESTABLISH PROVISION FOR PROTECTIVE FLOOD CONTROL MEASURES AND DRAINAGE FACILITIES; TO ESTABLISH PROVISION FOR OPEN SPACES IN NEW LAND DEVELOPMENT; TO ESTABLISH PROVISION FOR MODIFICATION AND EXCEPTIONS TO SUBDIVISIONS; TO ESTABLISH PENALTIES FOR VIOLATION OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HOLMES COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: SHORT TITLE This Ordinance shall be known as the "Subdivision Regulations of Holmes County, Florida."

SECTION TWO: AUTHORITY As per Chapters 125, 163, and 177, Florida Statutes, incorporated municipalities and counties, individually or in combination, are authorized and empowered to adopt, amend or revise and enforce measures relating to subdivisions.

SECTION THREE: JURISDICTION The area subject to these regulations shall be all of Holmes County, Florida, outside incorporated municipalities.

SECTION FOUR: PURPOSE AND INTENT The public health, safety, comfort, economy, order, appearance, convenience, morals and general welfare require the harmonious, orderly and progressive development of land within Florida. In furtherance of this general purpose, counties are authorized and empowered to adopt, amend or revise and enforce measures relating to land subdivision.

Such measures are intended to:

- Aid in the coordination of land development in accordance with orderly physical patterns, and discourage haphazard, premature or scattered land development.
- Insure safe and convenient traffic control and adequate utilities.
- Insure an economically stable and healthful community.
- Prevent periodic flooding.
- Insure that taxpayers will not have to bear the costs resulting from haphazard subdivision activities.
- Serve as an instrument of comprehensive planning.

SECTION FIVE: DEFINITIONS For the purpose of this ordinance, certain words and terms used herein shall be defined as follows:

- 1) May - The word may indicates an action which is permissive.
- 2) Shall - The word shall indicates an action which is mandatory.
- 3) Abutting Property - Any property that is immediately adjacent or contiguous to, or immediately across any road or public right-of-way from the subdivision.

- 4) Alley - Any public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a street, and having a right-of-way width of thirty feet (30') or less.
- 5) Block - A piece of parcel of land entirely and immediately surrounded by streets or highways, railroad right-of-way, water courses, subdivision boundaries, or any combination thereof.
- 6) Building - Any structure designed or built for the support, enclosure, housing shelter or protection of persons, animals or chattel.
- 7) Building Setback - The minimum horizontal distance permitted between the front, rear or side of a building and the nearest street line or property line.
- 8) County Engineer - A person currently licensed and registered to practice engineering in the State of Florida and retained by Holmes County to oversee the appropriate provisions of this ordinance. The County Engineer may be employed directly by the County or retained on a consulting basis.
- 9) County Planning Department - The staff of the Holmes County Planning Commission.

County Planner - A duly authorized representative of the County Planning Department.
- 10) Developer - An individual, partnership, corporation or other legal entity, or agent thereof, who undertakes the activities covered by these regulations. The term "developer" may include "subdivider," "owner," or "builder."
- 11) DOT - Florida Department of Transportation.
- 12) Dwelling or Dwelling Unit - Any building, portion thereof, or other enclosed space or area used or intended for use as the home of one family, with separate cooking and housekeeping facilities, either permanently or temporarily.

Single Family - A detached building designed for and occupied by one family as a home, with cooking and housekeeping facilities.

Two Family - A detached building occupied by or designed for occupancy by two families only, with separate cooking and housekeeping facilities.

Multiple Family - A building designed for or occupied by three or more families, with separate cooking and housekeeping facilities for each.
- 13) Easement - A grant by a property owner of the use of land for a specific purpose or purposes by the general public, or a corporation or a certain person or persons.
- 14) Frontage - The length of the front property line of the lot, lots, or tract of land abutting a public street, road, highway, or rural right-of-way.
- 15) Immediate Family - The father, mother, brother, sister, son, daughter or grandchild of a person deeding land without valuable consideration.

- 16) Improvements - Physical changes made to raw land, and structures placed on or under the land surface.
- 17) Land Surveyor - A land surveyor duly registered to practice in the State of Florida.
- 18) Lot - A portion of a subdivision intended as a unit or for development as a unit, or both, the boundaries of which have been clearly designated upon the plan according to Florida law.

Lot Depth - The distance measured in the mean direction of the side lines of the lot from the midpoint of the front line to the midpoint of the opposite main rear line of the lot.

Lot Width - The mean (average) horizontal distance between the side lot lines, measured at right angles to the lot depth, with the minimum to comply with this code to be measured at the front setback line.

Front Lot Line - The lot line separating the lot from the right-of-way of the principal street on which the lot abuts.

Rear Lot Line - The lot line opposite to and most distant from the front lot line.

Side Lot Line - Any lot line other than a front or rear lot line. A side lot line or a corner lot, separating a lot from a street, is called a side street lot line. A side lot line separating a lot from another lot is called an interior lot line.

Interior Lot - A lot other than a corner lot.

Corner Lot - A lot abutting upon two or more streets at a street intersection, or abutting upon two adjoining and deflected lines of the same street.

Double Frontage Lot - A lot having two non-adjoining property lines abutting upon a street or streets.

Reverse Frontage Lot - A double frontage lot fronting on both a Minor Street and a Primary or Collector Street with access only permitted to the Minor Street. Rear access to the Primary or Collector Street shall be prohibited by means of a Non-Access Reservation strip or easement along the Primary or Collector Street.

- 19) Mobile Home - A dwelling unit provided with an undercarriage, axle(s) and wheels, capable of being towed on its own axle(s) and wheels, which can be utilized as a permanent residence. This definition excludes travel trailers.
- 20) Mobile Home Subdivision - A residential development designed for the accommodation of mobile homes on individually-owned lots or in condominium or common ownership, including recreation and open space areas held in common ownership, but not including developments serving tourists or vacation-oriented travel trailers, motor homes, campers, etc.

Mobile Home Park - A residential development on a parcel of land in one (1) ownership providing rental spaces for two (2) or more mobile homes on a long-term basis with recreation and service facilities for the tenants.

Mobile Home Space - A plot of ground within a mobile home park designated for the accommodation of one (1) mobile home or travel trailer.

- 21) Nonresidential Subdivision - Subdivisions designed and used exclusively for nonresidential purposes.
- 22) Pedestrian Crosswalk - A right-of-way dedicated to the public for pedestrian use and which is designed to provide access to adjacent roads, lots or public use areas.
- 23) Plat - A map or drawing depicting the division of lands into lots, blocks, parcels, etc.
- 24) Street - A right-of-way provided for vehicular transportation purposes.

Primary Street - A street which has been or may be designed or designated for the movement of large volumes of traffic between distant points.

Collector Street - A street designed or designated so as to connect a number of minor streets with primary streets.

Minor Street - A street of limited continuity used primarily for access to abutting property and the local needs of the neighborhood.

Cul-de-Sac - A minor street having only one open end providing access to another street.

- 25) Setback Line - A line generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building or structure, may be located above ground, except as may be provided in Subdivision Regulations or Zoning Ordinances.
- 26) Sewer (Public or Community) - An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.
- 27) Sewer (On-Site) - A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the treatment of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.
- 28) Subdivision - The division or redivision of a parcel of land into two (2) or more parcels, one (1) of which is 2.5 acres in size or less, except for exclusions provided for in Section Eight herein.

Class "A" Subdivisions shall provide for central or common water and/or sewer systems and all streets shall be constructed to the standards set forth in this ordinance, including paving. Lots in a Class "A" Subdivision shall have an area of no less than fifteen thousand (15,000) square feet and a minimum street frontage of one hundred (100) feet.

Class "B" Subdivisions shall have minimum lot sizes of one (1) acre and all streets shall be constructed to the standards set forth in this ordinance, except paving.

Minor Subdivision - Any division of one parcel of land, in which one (1) or more parcels are less than two and one-half (2.5) acres in size, but in which

all lots have one hundred (100) feet street frontage and no new streets nor changes in existing public streets are required; provided, however, that a minor subdivision may include any number of lots, where all lots front on existing streets which meet the standards of Section Fifteen of this ordinance.

- 29) Travel Trailer - A recreational vehicle used for temporary housing by individuals and families during travel. This category, in this ordinance is assumed to include also Campers, Camping Trailers, Motor Homes and smaller Mobile Homes (up to a length of thirty-five (35) feet exclusive of hitch) capable of being towed by a passenger motor car.
- 30) Travel Trailer Park - A development for the accommodation of tourist or vacationers on a short-term basis, providing rental spaces for each individual trailer, camper, motor home, etc., and recreation and service facilities for the use of the tenants.
- 31) Utility Company - Any private or public company engaged in providing a public service such as water, electricity, sewerage, garbage disposal, or telephone services.

SECTION SIX: PROCEDURES FOR SUBDIVISION PLAT APPROVAL

6.1 General

No person shall divide a parcel of land into two (2) or more parcels, any one of which is 2.5 acres or less, unless a plat has been filed and approved by the governing body. In addition, no street shall be accepted and maintained, nor shall gas, water, or sewers be extended; nor shall any permit be issued by a representative of the governing body for the construction of any building or other improvement requiring a permit, for any subdivision without adherence to these regulations.

Any person refusing to comply or found to be resisting enforcement of this Regulation shall be subject to the penalties specified in Section Eleven.

6.2 Pre-Application Review

Whenever the subdivision of a tract of land within the jurisdiction of the Planning Commission is proposed, the subdivider should consult early and informally with the County's Engineer and Health Department and other pertinent agencies for advice and assistance. The subdivider shall submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. No fee shall be charged for the pre-application review and no formal application shall be required.

6.3 Procedure for Preliminary Plat Approval

Prior to the cutting or grading of any street or the making of any street improvements or the installation of utilities, the subdivider shall submit to the Planning Commission a Preliminary Plat of the proposed subdivision in accordance with the following procedure (NOTE: The subdivider shall ensure compliance with the Subdivision Criteria of the Florida Department of Health):

6.31 Application for Preliminary Plat Approval

6.311 Following the pre-application review of a proposed subdivision, the subdivider shall submit to the Planning Commission, at least fourteen (14) days prior to their next regular meeting, a letter requesting review and approval of a Preliminary Plat, and four (4) copies of the

Preliminary Plat and other documents as specified in Section 6.4 herein.

6.312 If the proposed subdivision plat either abuts land within five hundred (500) feet of the County boundary or includes land in two (2) counties, the subdivider shall submit one (1) additional copy of the Preliminary Plat.

6.32 Review of Preliminary Plat The Planning Commission shall forward one (1) of said copies to the County Health Department and after review of the Preliminary Plat, the County Health Department shall submit written recommendation to the Planning Commission which shall afford an informal hearing on the Preliminary Plat.

6.321 Fees To partially defray the cost of filing said application, notifying interested parties, investigations, and holding a hearing upon the Preliminary Plat, a fee of fifty dollars (\$50.00) shall be paid to the Board of County Commissioners by the subdivider at the time of the filing of each application for Preliminary Plat approval.

6.322 Preliminary Approval Following the hearing on the Preliminary Plat and other related material, the Planning Commission may express preliminary approval noting the conditions of such approval on four (4) copies of the Preliminary Plat with one (1) copy being returned to the subdivider, one (1) copy to the County Health Department, one (1) copy to the Office of the County Engineer, and one (1) copy will be added to the records of the Planning Commission. Approval of a Preliminary Plat does not constitute approval of a Final Plat, it indicates only approval of the layout as a guide to the preparation of the Final Plat.

6.323 Expiration Time Preliminary approval shall expire and be of no further effect twelve (12) months after the date of the preliminary approval unless the time is extended by the Planning Commission.

6.324 Disapproval Following the hearing on the Preliminary Plat and other related material, the Planning Commission may find reasons detrimental to the public safety, health, and general welfare, or in conflict with adopted plans of the Planning Commission which require the disapproval of the Preliminary Plat. A statement of the reasons for disapproval shall be made on two (2) copies of the Preliminary Plat with one (1) copy being returned to the subdivider and one (1) copy being added to the records of the Planning Commission. The applicant may re-apply for Preliminary Plat approval in accordance with 6.31 herein.

6.4 Preliminary Plat Specifications

6.41 Scale The Preliminary Plat shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch.

6.42 Sheet Size Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If the complete plat cannot be shown on a sheet of this size, it may be shown on more than one (1) sheet with an index map on a separate sheet of enlarged scale.

6.43 Ground Elevations The Preliminary Plat shall show ground elevations based on the datum plane of the United States Coast and Geodetic Survey.

6.431 For land that slopes less than approximately two (2) percent, spot elevations shall be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions.

6.432 For land that slopes more than approximately two (2) percent, contours shall be shown with an interval of not more than ten (10) feet if the ground slope is regular or with an interval of not more than two (2) feet if the ground slope is irregular. United States Government quadrangle maps may be used to meet the needs of this section, but must be referenced at time of submittal.

6.433 An exception to above requirements for showing ground elevations is a Preliminary Plat of a subdivision with the average size of the lots being greater than one (1) acre. A Preliminary Plat of such subdivision shall show only the location of streams (both perennial and intermittent), direction of flow of these streams, any areas subject to flooding, and selected spot elevations. Quadrangle map elevations will be required.

6.44 Information to be Provided on Preliminary Plat The Preliminary Plat shall contain the following information.

- 1) Name and address of owner of record and subdivider and name and registration number of surveyor or engineer.
- 2) Proposed name of subdivision and its acreage.
- 3) North point, graphic scale and date.
- 4) Vicinity map showing location and acreage of the subdivision.
- 5) Exact boundary lines of the tract by bearing and distance.
- 6) Existing streets, utilities and easements on and adjacent to the tract including the size and width of each.
- 7) Proposed layout including streets, alleys and easements with both dimensions and proposed street names; lot lines with approximate dimensions; land to be reserved for recreation and any land to be used for purposes other than single family dwellings. Designated recreational lands to be common ownership of all owners in the subdivision.
- 8) Block and lot numbers.
- 9) Indication of zoning district boundaries. Such boundaries, if they exist, are to be shown and dimensioned on the plan.
- 10) Provisions for water supply, sewerage and drainage, as required by the County Health Department.
- 11) Minimum building front yard setback lines.
- 12) Such typical street cross-sections and centerline profiles as may be required.
- 13) Location of streams, lakes, swamps and land subject to flooding as determined from past history of flooding.
- 14) Inscription stating "NOT FOR FINAL RECORDING."

6.45 Flood Hazard Reports If the proposed subdivision is in an area subject to flooding, then the Planning Commission shall require the subdivider to submit three (3) valley cross sections including the channel of the stream at points specified, topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, and other pertinent information.

The Planning Commission shall transmit one (1) copy of this information described to a designated engineer or other expert person or agency for technical assistance, where necessary, in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of plans for protection and other technical matters. The Planning Commission, with the expert assistance, shall:

- 1) Estimate the discharge of the regulatory flood.
- 2) Determine the specific flooding threat at the site of the proposed subdivision and determine whether the subdivision is located in a floodway or flood fringe area by:
 - a) Calculation of water surface elevations and flood protection elevations based upon a hydraulic analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood. Flood protection elevations shall be one (1) foot above the water surface elevations of the regulatory flood.
 - b) Computation of the floodway required to convey this flood without increasing flood heights to an extent which would cause substantial upstream or downstream damage to existing or reasonably anticipated future development. Computation of increases in flood heights caused by any encroachment shall be based upon the reasonable assumption that there will be an equal degree of encroachment on both sides of the stream within that reach. Generally, there shall be no increase in flood stages attributable to encroachments on the flood plain of any river or stream in any one reach or for the cumulative effect of several reaches.

6.46 Approval from the Health Department A signed certificate of approval of the County Health Department shall be placed on the Preliminary Plat.

6.47 Certificate of Preliminary Approval A certificate of approval of the Preliminary Plat by the Planning Commission shall be inscribed on the plat as follows:

"In that all the requirements of Preliminary Approval having been fulfilled, this subdivision plat was given Preliminary Approval by the Holmes County Planning Commission on _____, 19____. The Preliminary Approval does not constitute approval of the Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on _____, 19____."

Date

Chairman, Holmes County
Planning Commission

6.48 Initiation of Installing Physical Improvements After receiving a Certificate of Preliminary Approval by the Planning Commission, the subdivider may then proceed to grade the streets and install all improvements required under thee

Regulations and other applicable regulations of the County. In lieu of the completion of all improvements prior to submission of the Final Plat, the subdivider may post with the County a performance bond in the amount and with survey conditions satisfactory to it, or otherwise satisfy the conditions of Section Seven herein, providing for and assuring the County the actual construction and installation of such improvements within the period of time specified by the Planning Commission and stated in the bond.

6.5 Final Plat Procedure

After completion of the physical development of the subdivision or otherwise satisfying the conditions of Section Seven herein, the subdivider shall submit to the Planning Commission a Final Plat in accordance with the following procedure.

6.51 Application for Final Plat Approval After the Preliminary Plat of a proposed land subdivision has been given preliminary approval by the Planning Commission, the subdivider shall, within one (1) year or within such additional time as may be granted by the Planning Commission, submit to the County Engineer, at least thirty (30) days prior to the next regular meeting of the Planning Commission the following:

6.511 A letter requesting review and approval of Final Plat.

6.512 Six (6) printed copies of the Final Plat with signed certifications and other documents as specified in Section Fourteen herein.

6.513 Fees When application is made for Final Plat approval, the subdivider shall pay an additional fee of (\$2) dollars per lot in the subdivision or a minimum of fifty (\$50) dollars to partially defray the expense of investigating, hearing, and acting upon the Final Plat.

6.52 Review of the Final Plat The County Engineer shall check the plat for conformance with the tentatively approved Preliminary Plat, and requirements as specified in Section 6.6.

6.521 Disapproval The Planning Commission or the County Engineer may find the Final Plat in conflict with the tentatively approved Preliminary Plat or with these Regulations requiring the disapproval of the Final Plat. A statement of the reasons for disapproval shall be placed on two (2) copies of the Final Plat with one (1) copy being returned to the subdivider and one (1) copy being added to the records of the Planning Commission. No certificate of approval shall be given. The Final Plat may be resubmitted for new application for Final Plat approval after the corrections noted by the Planning Commission are made. A letter of transmittal shall accompany returned Final Plats.

6.6 Final Plat Specifications

6.61 Conformance with the Preliminary Plat The Final Plat shall conform to the conditions of the tentatively approved preliminary Plat.

6.62 Original Tracing Specifications The Final Plat shall be clearly and legibly drawn on mylar. The scale shall be one hundred (100) feet or fifty (50) feet to an inch on a sheet twenty-four (24) inches by thirty-six (36) inches. If the

complete plat cannot be shown on one (1) sheet of this size, it may be on more than one (1) sheet with an index map at an enlarged scale. The Final Plat shall have at least a one-half inch margin on each of three sides and a margin of three (3) inches on the left side of the Plat.

6.63 Additional Specifications The Final Plat shall contain the following information:

- 1) Name and address of owner of record and subdivider and name and registration number of surveyor or engineer.
- 2) North point, graphic scale and date.
- 3) Vicinity map showing location and acreage of the subdivision.
- 4) Names of owners of record of adjoining land with approximate acreages of their property.
- 5) Location of streams, lakes, swamps and land subject to flooding as determined from past history of flooding.
- 6) Bearing and distance to permanent points of the nearest existing street lines or bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
- 7) Municipal and County 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.
- 8) The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- 9) Location of land dedicated for a neighborhood park if applicable See Subsection 13.2.
- 10) Section, Township, and Range shall be shown. If in a land grant the Plat shall so state.
- 11) Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one-hundredth (1/100) foot and angles to the nearest second, shall be balanced and closed with an apparent error of closure not to exceed one in five thousand.
- 12) Name of subdivision in bold legible letters, the name of the city, town, village, county, and state in which the subdivision is situated, and the exact locations, widths, and names of all streets and alleys within and immediately adjoining the new subdivision shall be shown on the plat.
- 13) Street right-of-way lines shall show angles of deflection, angles of intersection, radii, and lines of tangents.
- 14) Lot lines shall be shown with dimensions to the nearest one-hundredth (1/100) foot and bearings.
- 15) Lots and blocks shall be numbered in numerical order.
- 16) Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use shall be shown on the plat.

- 17) Accurate location, material, and description of monuments and markers shall be described on the plat.
- 18) Minimum building front yard setback lines shall be shown.
- 19) The Plat shall also include in a prominent place, the following statement:

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

6.64 Surveyor's Certification A signed certification by a registered land surveyor certifying to the accuracy of the survey and the plat shall be placed on the Final Plat as follows:

"In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law and has been calculated for closure by latitudes and departures and is found to be accurate within one (1) foot in _____ feet."

By _____
Florida Registered Land Surveyor Number _____

6.65 Owner's Certification A signed certification of ownership shall be placed on the Final Plat as follows:

Owner's Certification
State of _____, County of _____

"The undersigned certifies that he or she is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks."

Date Owner

6.66 Attorney's Title Opinion Certificate A signed certification of Title Opinion by an Attorney at Law who is a member of the Florida Bar Association, or by a Title Company licensed in the State of Florida shall be placed on the Final Plat as follows:

(a) "It is my opinion as the undersigned Attorney at Law, or as the Title Company, licensed in the State of Florida, that title to land described herein is in the name of the Dedicators as shown herein and that there are no unsatisfied mortgages on the land."

Date Attorney at Law or Title Company
Licensed in the State of Florida

(b) "In the event of a mortgage, the mortgagee has agreed to Subdivision Platting."

Date Attorney at Law or Title Company
Licensed in the State of Florida

6.67 Health Department Certification A signed certification of the County Health Department shall be placed on the Final Plat as follows:

"I certify that the general lot layout shown on this plat has been approved by the County Health Department for development with _____

Date

Health Officer

The blanks in the above certification statement shall be completed by the Health Officer, or his representative, so as to indicate whether approval is based upon the use of individual sewage disposal or water supply, a community sewerage system, a community water supply or a combination thereof.

6.68 Certificate of Approval by the Planning Commission A signed certification of the Planning Commission shall be placed on the Final Plat as follows:

"We certify that the owner, or his agent, has completed the construction and installation of the streets, drainage utilities and other improvements in accordance with the laws and specifications of Holmes County, Florida, or has posted appropriate bonds or cash in lieu thereof."

Date

Chairman, Holmes County
Planning Commission

6.7 Final Plat Approval

Upon approval of the Final Plat by the governing body and upon certification of the Final Plat by all necessary parties, the governing body shall return four (4) copies to the subdivider, and shall provide one (1) copy for the Planning Commission and the County Engineer, and one (1) copy for the County Health Department.

6.71 Certificate of Final Approval by the Governing Body Certification of Final Approval by the Governing Body shall be placed on the Final Plat only after every item in Subsections 6.5 and 6.6 of this Ordinance has been complied with and shall state the following:

"I certify that all the requirements for Final Approval of this Plat have been fulfilled in accordance with the Regulations of Holmes County, Florida, and the requirements of the Holmes County Planning Commission."

Date

Chairman, Board of County
Commissioners
Holmes County, Florida

6.72 General Requirements

6.721 No changes, erasures, modifications or revisions shall be made in any subdivision plat after final approval has been given and endorsed in writing on said plat. In the event that any subdivision plan, when recorded, contains any changes, the plan shall be considered null and void, and the Planning Commission shall then file a correct plan as approved, noting the reasons for such filing. Any erasures made on a plat prior to its signing shall be initialed and dated by the Chairman of the Holmes County Planning Commission or other authorized person at the time of signing.

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6.722 Upon application by the subdivider, the Planning Commission may make a reasonable extension of the approval provided, however, the Planning Commission may require the layout be revised according to any change in regulations or ordinance applicable to the layout subsequent to the first approval.

6.723 Expiration of an approval shall mean that any further action will require a new filing fee as well as a review of all previous findings. Final Plats not recorded within sixty (60) days of approval shall become null and void and a new application shall be required.

6.8 Recording of Final Plat

Upon the approval of a Final Plat by the Planning Commission and Governing Body, the owner, or his agent, shall have the Final Plat recorded in the Office of the Clerk of the Circuit Court within sixty (60) days of said approval and prior to the sale of any lot in the subdivision. Upon recording of the approved Final Plat, a copy of any private covenants or deed restrictions shall be recorded by the subdivider in the Office of the Clerk of the Circuit Court prior to the sale of any lot in the subdivision. The subdivider shall pay all required recording fees to the Clerk of the Circuit Court.

6.9 Other Provisions

6.91 Minor Subdivision A minor subdivision of land (see definition) shall not be subject to the provisions in this Regulation relating to submission of plats and documents and the review procedures, but shall be subject to the following requirements, except transfer to an adjoining landowner which does not create an additional homesite or commercial/industrial lot.

6.911 Submission to the reviewing officer or official of three (3) copies of a survey sketch, attested to by a registered surveyor, showing lot dimensions, north point, names and dimension of abutting roads or streets, whether dedicated or private, names of abutting property owners, and all easements.

6.912 One copy of the sketch shall be filed with the reviewing office, one with the County Health Department (in case of rural parcel) and one with the Clerk of the Circuit Court.

6.913 A copy of the legal description of each lot or parcel being platted shall accompany the sketch.

6.914 A completed Minor Subdivision Application Form, containing identifying data as determined by the governing body, shall accompany the sketch and legal description.

6.915 There shall be attached to the sketch a statement by the County Health Department that each lot or parcel is able to be provided with a septic tank and well, or, in the case of a lot in an area served by public sewer or water, a statement by the appropriate officer that the lot can be served by the public system.

6.916 All parcels to be used for building purposes (other than for agricultural buildings) shall have frontage on a public street or a legal, recorded easement of access.

SECTION SEVEN: BONDING

No final plat of any subdivision shall be granted approval by the Board of County Commissioners of Holmes County, Florida, until the subdivider has satisfactorily guaranteed that improvements required under this Ordinance shall be installed. Such improvements shall be made within a specified period of time, not to exceed two (2) years. Said guarantee shall be made in one of the following ways.

- A surety bond executed by a company in Florida, payable to the Board of County Commissioners of Holmes County, Florida, in sufficient amount to assure completion of improvements, as determined by the County Engineer.
- A cash deposit in an escrow account in sufficient amount to assure completion of improvements, as determined by the County Engineer.
- A construction loan agreement may be used, provided the subdivider and a qualified lending institution enter into an agreement with the County, whereby the subdivider is bound to complete the work, and the lender is bound to advance the funds as the work is completed, thereby providing for completion of the work in event of the subdivider's default.

SECTION EIGHT: EXCEPTIONS

8.1 Inheritance

Any division of land directly from inheritance, either by testate or intestate, shall be exempted from the provisions of this ordinance, provided that such division is not accomplished through recorded plats.

8.2 Deed of Gift

Any deed for any parcel of land given with or without valuable consideration to any number of the donor's immediate family (see definition herein) shall be exempted from the provisions of the Ordinance provided that such division is not accomplished through recorded plats.

8.3 Non-Residential Subdivisions

Subdivisions designed and used exclusively for non-residential purposes need meet only those standards specified by Chapter 177, Florida Statutes and the requirements of Holmes County Zoning Ordinance. Should any lot so exempted be used for residential purposes, said lot shall be replatted in compliance with the provision of this ordinance.

SECTION NINE: REDIVISION OF SUBDIVIDED LAND TO ACREAGE

9.1 Action of Owner

The owner of any land subdivided into lots shall file a Final Plat for the purpose of showing such land as acreage. The filing of such a Final Plat shall be according to the Provisions of Section Six of this Ordinance, and shall conform to the standard procedure for the filing of Final Plats.

9.2 Action of the Board of County Commissioners

The Board of County Commissioners may order the vacation and reversion to acreage of all or any part of a subdivision within its jurisdiction, provided that:

- The plat was lawfully recorded not less than five (5) years before the date of such action.

- And that no more than ten percent (10%) of the total area of such subdivision has been sold as lots by the original subdivider or his successor in title and only then if all owners have agreed in writing.

9.3 Public Hearing

As per the requirements of Chapter 177, Florida Statutes, a public hearing shall be held on any proposal for vacation and reversion of land to acreage.

9.4 Access to Acreage

As per the requirements of Chapter 177, Florida Statutes, a public hearing shall be held on any proposal for vacation and reversion of land to acreage.

SECTION TEN: LEGAL PROVISIONS

10.1 Validity

If any section, clause or phrase of this ordinance is adjudicated to be void, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

10.2 Amendment

This ordinance may be amended by the Board of County Commissioners of Holmes County, Florida, as specified in Chapter 163, Florida Statutes.

10.3 Conflicting Ordinances

Should the requirements of this ordinance conflict with those of any other regulation or ordinance of Holmes County, Florida, the regulation or ordinance requiring the higher standards shall prevail.

10.4 Effective Date

These regulations shall be in effect from and after their passage, approval and publication according to the laws of the State of Florida. Any development plat submitted to the County prior to the effective date of this ordinance shall not be subject to the provisions of this ordinance.

SECTION ELEVEN: VIOLATION

11.1 Penalties

It shall be unlawful for any owner or the agent of any owner of land to transfer, sell, agree, or negotiate to sell land without complying with the provisions of this ordinance.

Any person committing such an unlawful act shall be guilty of a misdemeanor of the first degree, punishable as provided under Sections 775.082 or 775.083, Florida Statutes.

SECTION TWELVE: VARIANCES

Where strict adherence to the provisions of this ordinance would cause an unnecessary hardship due to topographical or other conditions peculiar to the site, or strict adherence to this ordinance is impossible or impractical, the Planning Commission may recommend, and the Board of County Commissioners may authorize, a variance. Such a variance shall apply only to the requirements directly affecting the particular hardship and shall not be

detrimental to the intent of this ordinance. Any request for a variance shall be submitted in writing to the County Planning Commission, reviewed by their staff, and transmitted to the Board of County Commissioners.

SECTION THIRTEEN: DESIGN STANDARDS

13.1 General

The design of any subdivision in Holmes County shall conform to the adopted County Comprehensive Plan as it relates to land uses, traffic circulation and the general development of the County. Subdividers should make every effort to conform to the natural topography and features of the tract in improving the tract, and in establishing the size and shape of blocks and lots. The subdivider should also take steps to insure the preservation of existing trees, water courses, and other natural features of the land.

13.2 General Public Facilities

Where a proposed park, school site or other major public facility shown on the adopted County Comprehensive Plan is located in whole or in part within a proposed subdivision, that portion of the plat encompassing the planned public site may have approval withheld for a reasonable time (not to exceed one hundred eighty (180) days), to provide for the appropriate public agency to acquire the site.

13.3 Streets

The layout of streets in any subdivision shall conform to the official County Comprehensive Plan as well as existing streets and thoroughfares.

13.31 Proposed Alignment

A proposed street system shall be continuous and extended in alignment with existing or planned streets with which they are to connect.

13.32 Intersection Streets

Proposed streets shall intersect at angles no less than seventy-five (75) degrees. Unaligned intersections shall be separated by a minimum of one hundred twenty-five (125) feet between centerlines.

13.33 Right-of-Way

- All subdivisions with 1,000 or more lots shall have primary roads and thoroughfares with a minimum right-of-way width of one hundred (100) feet.
- All subdivisions with at least 250 lots, but less than 1,000, shall have streets with a minimum right-of-way width of eighty (80) feet.
- All subdivisions with less than 250 lots shall have streets with a minimum right-of-way width of sixty (60) feet.

13.4 Blocks

13.41 Length

Residential blocks shall not be more than fifteen hundred (1,500) feet in length. Blocks more than eight hundred (800) feet in length shall be required to have a pedestrian crosswalk near the center of the block, which extends across the street and is at least twenty (20) feet wide.

13.42 Width

Blocks shall have sufficient width to provide for two (2) tiers of lots except when prevented by unique topographical or natural conditions.

13.5 Lots

For lots served by a central sewer or water system, the minimum area shall be fifteen thousand (15,000) square feet and minimum lot width shall average one hundred (100) feet at the front building line. In those instances where lots abut waterfront, there shall be a minimum of fifteen thousand (15,000) square feet above the Mean High Water Mark, with a minimum construction setback line of fifty (50) feet from the mean high water mark and lot width of seventy-five (75) feet along the Mean High Water Mark; in addition to the lot meeting Sanitation Code requirements. For lots not served by sewer or water systems, the minimum lot size shall be no less than one (1) acre.

13.51 Lot Lines

Lot lines shall be at approximate right angles to street right-of-way lines on which they abut.

13.52 Corner Lots

Corner lots for residential use shall have sufficient additional width to comply with setback requirements on side streets.

13.53 Depth

Excessive depth in relation to width is to be avoided. Residential lots fronting on collector streets or primary roads shall have sufficient extra depth to permit a buffer zone between the building line and the street.

13.54 Frontage

Double frontage and reverse frontage lots are to be avoided.

13.55 Width

Residential lots shall average one hundred (100') wide at the building setback line. Mobile home subdivisions shall also average one hundred feet (100') at the building or mobile home setback line. Mobile Home Parks shall have a minimum lot width of forty feet (40') and lot depth of one hundred feet (100').

13.56 Setback Line

Minimum twenty-five feet (25') front, ten feet (10') sides, and fifteen feet (15') back. Mobile Home Parks ten feet (10') on all sides.

13.6 Improvements in Flood Hazard Zone13.61 Building Site Improvements

13.611 No subdivision or part thereof shall be approved if proposed subdivision levees, fills, structures or other features will individually or collectively significantly increase flood flows, heights or damages.

13.612 Building sites for residences, motels, resorts or other dwelling or accommodation uses shall not be permitted in floodway areas. Sites for these uses may be permitted outside the floodway if the sites are elevated or filled to a height at least one (1) foot above the elevation of the regulatory flood or if other provisions are made for elevating or adapting structures to achieve the same result. Required fill areas must extend ten (10) feet beyond the limits of intended structures and must, if the subdivision is not to be sewerred, include areas for on-site waste disposal.

13.613 If the review agency determines that only part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.

13.614 When the subdivider does not intend to develop the plat himself, and the review agency determines that additional use controls are required to insure safe development, it may require the subdivider to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on the face of the final recorded plat.

13.62 Drainage Facilities Storm drainage facilities shall be designed to store and convey the flow of surface waters from a fifty (50) year storm without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites. Plans shall be subject to approval by the Planning Commission. The Planning Commission may require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate less frequent floods. Drainage plans shall be consistent with local and regional drainage plans.

13.63 Roads The finished elevation of proposed streets shall be no less than two (2) feet above the regulatory flood protection elevation. The Planning Commission may require, where necessary, profiles and elevations of streets to determine compliance with this requirement. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

13.64 Sanitary Sewer Facilities

13.641 The Planning Commission may prohibit installation of sewage disposal facilities requiring soil absorption systems, where such systems will not function due to high ground water, flooding, or unsuitable soil characteristics. The subdivider shall note on the face of the plat and in any deed or conveyance that soil absorption fields are prohibited in designated areas.

13.642 The developer must prescribe adequate methods for waste disposal. If a sanitary sewer system is located on or near the proposed subdivision, the developer shall, where practical, provide sewage facilities to connect to this system.

13.65 Water Facilities All water systems, including individual wells located in flood prone areas whether public or private, shall be floodproofed to a point at or above the flood protection elevation. If there is an existing public water supply system on or near the subdivision, the Planning Commission may require the subdivider to convert to this system.

13.66 Erosion and Sediment Control Measures The Planning Commission may require the subdivider to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover, and other measures to reduce erosion and sediment.

SECTION FOURTEEN: MINIMUM REQUIREMENTS FOR THE INSTALLATION OF IMPROVEMENTS

14.1 General

All improvements and construction activities required under the Holmes County Subdivision Regulations shall take place according to plans approved by the County Engineer. The plans submitted to the County Engineer shall bear the signature of the Professional Engineer responsible for the project.

14.2 Road and Street Construction

14.21 Clearing and Grubbing

Clearing and grubbing shall be done in accordance with applicable portions of the Florida DOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways," as amended.

14.22 Excavation and Embankment

Excavation and embankment shall be done in accordance with applicable portions of the Florida DOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways," as amended.

14.23 Pavement Widths

- Primary streets shall have a pavement width (for moving lanes, excluding parking) of:
 - twenty-four feet (24') for two-lane roads,
 - sixty feet (60') for four-lane roads with paved median,
 - two twenty-four feet (24') lanes and twenty-four feet (24') median for divided highways.
- Collector streets shall have a pavement width of twenty-two feet (22').
- Minor streets shall have a pavement width of twenty feet (20').

14.24 Roadway Base

Roadway base shall be constructed of sand-clay, sand asphalt, hot mix, or shell stabilized base according to the specifications shown below. Upon approval of construction plans by the County Engineer, construction may begin, with testing of a six (6) inch minimum thickness occurring as follows:

The developer shall provide the County Engineer with certified copies of test results made by an independent laboratory of bearing capacities and compaction made at intervals of no more than three hundred feet (300') staggered to the left and right of the centerline and of

measurement of thickness of base made by measure of holes drilled no more than three hundred feet (300') at the time of coring of surface course.

Sand-Clay Base - The material and construction shall conform to Florida DOT Specifications as shown in "Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways."

Shell Stabilized Base - The material and construction shall conform to Florida DOT Specifications as shown in "Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways."

14.25 Surface Course

Surface courses for flexible pavements shall be an asphaltic-concrete surface, with a minimum thickness of one and one-half (1 1/2) inches.

This asphaltic-concrete surface shall be approved by the County Engineer. Testing of the surface course of compliance with specifications will be carried out by the County Engineer or his authorized representative. Test cores will be taken no more than three hundred feet (300') apart and staggered to the left, right, and on the centerline.

14.26 Required Inspection

Inspection of the following phases of street construction must be conducted by the County Engineer in addition to the testing procedures noted above:

- Stabilized Grade
- Curb and Concrete Work
- Subgrade
- Roadway Base
- Surface Course
- Drainage System

It is the developer's responsibility to notify the County Engineer twenty-four (24) hours before any of the above noted phases of construction are to be ready for construction. The developer shall pay for the cost of all testing provided by the County Engineer.

14.27 Street Names

Street names and markers shall be installed according to the specifications of the County Engineer. No names shall closely approximate any existing street names.

14.3 Drainage

14.31 Drainage Plan

A complete drainage plan shall be submitted by the subdivider and approved by the County Engineer. These plans shall show sufficient documentation to demonstrate the capability of the drainage system to collect, control, and dispose of stormwater runoff. The drainage system will include all catch basins, manholes, inlets, headwalls, bridges, pipes, settling basins, green belted open space, etc., deemed necessary by the County Engineer. The drainage system shall be based upon the facilities necessary to dispose of runoff according to the recurrence frequencies listed below. Rainfall data shall be obtained from the Florida DOT rainfall curves.

The drainage plan shall include a delineation of the major areas draining into the subdivision, sufficient topographical information to verify location of streams, drainage ways, etc., and existing drainage features (pipes, ditches).

Design Frequencies -

Drainage Facility	Design Frequency
Bridges and Bridge culverts (on Primary Roads)	50 years
Primary Cross Drains, Storm Sewers and Canals	25 years
Cross Drains and Ditches and Internal Subdivision Drainage	5 years
Sidedrains for Roadway Ditches	5 years
Secondary Storm Sewers	5 years
Retention Basins	25 years

14.32 Material Specifications

Culverts and Storm Sewers - The following materials are acceptable for culverts and storm sewers provided they comply with Florida DOT Standard Specifications:

Reinforced Concrete Pipe
Corrugated Steel Pipe (Bituminous Coated)
Corrugated Aluminum Pipe (If Soil Conditions Permit)
Structured Steel Plate Pipe (Bituminous Coated)

Pipe joints shall conform to Florida DOT Standard Specifications.

Manholes and Inlets - Manholes and inlets shall be constructed so as to conform to the standards shown in the Florida DOT "Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways."

Curbs and Gutters - Curbs and gutters shall be constructed so as to conform to the standards appearing in the Florida DOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways."

14.4 Utilities

14.41 Telephone and Electrical

When considered appropriate to the subdivision design, the subdivider is encouraged to place all utilities underground.

14.42 Sewer

All subdivision sewer lines and treatment plants or treatment facilities shall have the approval of the Florida State Board of Health and the County Engineer.

Subdivisions developed in the vicinity of operating sewer systems or districts shall tie in to that system if it is adequate to handle the additional sewage and provide collection lines to the property line of each lot.

For subdivisions not accessible to operating sewer systems the following requirements shall prevail:

For Class "B" subdivisions with any number of lots, septic tanks may be used. The installation of such septic tanks shall be in accordance with Florida Law. Such lots shall not be resubdivided until collection lines and community treatment facilities are installed. Class "B" subdivisions

shall have minimum lot sizes of one (1) acre, and all streets shall be constructed to the standards set forth in this ordinance, except paving.

Class "A" subdivisions shall provide for central or common water and/or sewer systems, and all streets shall be constructed to the standards set forth in this ordinance, including paving. Lots in a Class "A" subdivisions shall have an area of no less than fifteen thousand (15,000) square feet and a minimum street frontage of one hundred feet (100'), except for recreational properties with waterfront lots and minimum street frontage of twenty five feet (25') for interior lots on extreme curves or cul-de-sacs.

Subdivisions not meeting the standards specified in Section Fourteen above shall install a collection system and an approved sewage treatment facility. Such facility shall be designed so as to be capable of tying in with an operating central system when such a central system becomes available.

14.5 Administrative Procedures

The administrative procedures for installing the subdivision improvements required herein shall be as follows:

14.51 When Construction May Begin - Construction and installation of any required public improvements as described herein shall not begin until the Planning Commission has given Preliminary Approval of the new subdivision.

14.52 Inspections and Approval by the Governing Body - In order to facilitate inspection of required improvements during construction, the applicant shall notify the County Engineer or other authorized agents at least two (2) working days before proceeding beyond each of the following stages of construction:

- (1) Rough grading completed;
- (2) When excavations are ready for placing foundations, and when pipe trenches are shaped and prepared for laying pipe;
- (3) Once the drainage and other facilities are installed, but before back-filling occurs;
- (4) Upon completion of base course compaction;
- (5) When placing and rolling of lower and surface pavements.

After completion of all the construction and installation of the required public improvements, the County Engineer shall make a final inspection. If the said work has met the specifications as described herein, as determined by the County Engineer, the Engineer shall notify the subdivider and the Governing Body in writing of the approval or disapproval of said work.

14.53 Official Acceptance by the Governing Body The Governing Body shall officially accept the completed work on the construction and installation of required public improvements one (1) year from the date of the written acceptance by the County Engineer, subject to an inspection by the Engineer, for Class "A" subdivisions, and immediately for Class "B" Subdivisions where paving is not required.

14.54 "As Built Drawings" At such time as the applicant has completed construction of all required improvements, he shall furnish to the County Engineer "As-Built" plans and profiles prepared by a licensed land surveyor or engineer on material designated by the County twenty-four (24) inches by thirty-six (36) inches in size or, if the areas to be shown do not fit on a sheet of that size, two (2) or more drawings shall be submitted, with suitable match lines, which drawings shall show the actual location of the paved streets, culverts, headwalls, drains, manholes, catchbasins, sidewalks, curbs, and the location of utilities and all other pertinent information, such as culvert and drain grades, sewer grades, sidewalk and curb grades, and elevations. If any one (1) of them does not conform to those shown on plans and profiles previously approved by the Governing Body, the Governing Body shall have the right to disapprove the release of the bond until such deficiency has been corrected. In any case, no bond shall be released by the Governing Body until such plans have been submitted.

14.55 Maintenance of Completed Work The subdivider shall maintain his completed work until the official acceptance by the Governing Body as described in Section 14.53 above.

(1) If the subdivider originally posted a performance bond covering the cost of construction, it shall be reduced to ten (10) percent of the original bond and shall be held as a maintenance bond.

(2) If the subdivider constructed and installed all required public improvements prior to final approval, then he shall post a maintenance bond equalling ten (10) percent of the construction costs and shall sign a bond agreement with the Governing Body.

At the end of the maintenance period, the County Engineer shall make a final inspection and notify the subdivider and the bonding company of all corrections required. In cases where funds are being held in escrow, the cost of making such corrections shall be deducted from these funds, and the subdivider charged with any costs above the amount of escrow funds. If the work is acceptable at this time, the remaining ten (10) percent of the escrow funds shall be released to the subdivider.

14.56 Cost of Improvements

14.561 Subdivider's Responsibility The subdivider shall incur the cost of construction and installation of all required public improvements based on the following:

- (1) Streets - Incur the cost for construction of streets up to twenty-four (24) feet in pavement width from back of curb, to back of curb.
- (2) Water and Sewer Systems - Incur the cost for the installation of all water and sewer systems which are required to serve the new subdivision and tie in with existing water and sewer system, based on the specifications set forth herein.
- (3) Sidewalks - Entire Cost. When sidewalks are warranted they shall be a minimum of four (4) feet wide; four (4) inches thick; two thousand five hundred (2,500) pounds PSI; portland cement concrete.
- (4) Monuments - Entire Cost.
- (5) Street Signs - Entire Cost. The developer is to bear the entire cost of street signs.

(6) Striping - Entire Cost. To meet FDOT specifications.

14.562 Governing Body's Responsibility The Governing Body shall partially participate in sharing the cost of construction and installation of required public improvements for the following conditions:

- (1) Streets - Incur the cost for any additional pavement required to satisfy traffic generated from outside the subdivision which is in excess of twenty-four (24) feet, and any additional grading and paving related thereto.
- (2) Water and Sewer Systems - Incur the cost for any difference in the cost of laying oversized pipe and outfall systems which are needed in excess of the required water and sewer facilities needed to serve exclusively the new subdivision as determined by the Planning Commission and the Governing Body.
- (3) Street Signs - The Governing Body is to bear the expense of replacement.

14.563 Estimated Costs for Construction and Installation The current unit prices in effect at the time of submission of plans shall be used in determining the total estimated cost for construction and installation of required public improvements in new subdivisions.

SECTION FIFTEEN: This Ordinance shall become effective upon enactment by the Board of County Commissioners and filing with the Secretary of State of Florida.

Enacted by the Board of County Commissioners of Holmes County, Florida this 81 day of August, 19 89.

BOARD OF COUNTY COMMISSIONERS
OF HOLMES COUNTY, FLORIDA

By: H. H. H.
Chairman

Attest: C. J. J.
Clerk

