

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, FLORIDA; DELETING APPENDIX A, “TRANSPORTATION STANDARDS,” APPENDIX B, “SURFACE WATER MANAGEMENT STANDARDS,” APPENDIX F, “WATER AND SEWER STANDARDS,” AND APPENDIX G, “SEMINOLE COUNTY PUBLIC SAFETY STANDARDS”; DELETING THE DEFINITION OF “STANDARDS” IN SECTION 2.3; ADOPTING NEW SECTION 5.20 TO PROVIDE FOR THE SEMINOLE COUNTY, FLORIDA PUBLIC WORKS ENGINEERING MANUAL, THE SEMINOLE COUNTY, FLORIDA ENVIRONMENTAL SERVICES UTILITIES ENGINEERING MANUAL AND THE SEMINOLE COUNTY, FLORIDA PUBLIC SAFETY TECHNICAL MANUAL; AMENDING SECTIONS 30.293, 30.1028, 30.1235, 30.1342, 35.61, 35.62, 35.68, 35.69, 35.72, 35.92, 35.96, 35.97, 35.98, 40.81, 40.106, 40.111, 40.141, 75.5, 80.1 AND 80.3 TO CHANGE CROSS REFERENCES TO THESE APPENDICES TO THESE MANUALS AND TO MAKE OTHER CLARIFICATIONS; ADOPTING NEW SECTION 35.100 TO PROVIDE FOR REQUIRED DEDICATIONS AND CONVEYANCES OF RIGHT-OF-WAY; ADOPTING NEW SECTION 35.101 TO PROVIDE FOR REQUIRED DEDICATIONS AND CONVEYANCES OF CONSERVATION, DRAINAGE AND ACCESS EASEMENTS RELATED TO SURFACE WATER MANAGEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Land Development Code of Seminole County establishes and requires compliance with certain transportation, surface water management, water, sewer, construction, engineering and public safety standards for all land development within the County; and

WHEREAS, the technical standards set forth in Appendix A, B, F and G to the Land Development Code consist primarily of technical specifications that require updating and revision on a regular basis to meet the needs of development and to ensure the public health, safety and welfare of the citizens of the County and the protection of their property; and

WHEREAS, the current Appendixes A, B, F and G are outdated and require replacement in their entirety with internal manuals specifying the technical standards that may be maintained and updated on a continual basis; and

WHEREAS, the technical standards would best be specified in manuals that are updated and maintained by the respective Seminole County Departments with appropriate oversight by the Board of County Commissioners.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Appendix A, “Seminole County Transportation Standards,” Appendix B, “Seminole County Surface Water Management Standards,” Appendix F, “Water and Sewer Standards,” and Appendix G, “Seminole County Public Safety Standards,” of the Land Development Code of Seminole County are hereby deleted in their entirety.

Section 2. The definition of “standards” set forth in Section 2.3 of the Land Development Code of Seminole County, Florida is deleted.

Section 3. Section 5.20, “Engineering Manuals,” of the Land Development Code of Seminole County, Florida is adopted to read as follows:

Sec. 5.20. - Engineering Manuals.

(a) The Public Works Department is authorized and directed to establish and maintain the Seminole County, Florida Public Works Engineering Manual, which contains the technical requirements for transportation standards and surface water management standards. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Public Works Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.

(b) The Environmental Services Department is authorized and directed to establish and maintain the Seminole County, Florida Environmental Services Utilities Engineering

Manual, which contains the technical requirements for the matters stated in the title of this Manual. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Environmental Services Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.

(c) The Public Safety Department is authorized and directed to establish and maintain the Seminole County, Florida Public Safety Technical Manual, which contains the technical requirements for public and fire safety matters. The initial edition of this Manual must be approved by the Board of County Commissioners before it goes into effect. The Public Safety Director or his or her designee is authorized to update the technical requirements of this Manual as necessary with the approval of the Board of County Commissioners, by following the policies and procedures which the Board may adopt from time to time.

Section 4. Section 30.293, “Subdivision standards,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 30.293. - Subdivision standards.

The subdivision standards below have been developed to assist in the provision of affordable housing and apply only to the R-AH District.

(a) *Streets.* The character, width, grade and location of all streets and bridges ~~shall~~ must conform to the standards of ~~section~~ Section 35.62 of this Code and the detailed specifications found in ~~Appendix A to this Code~~ the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code, with the following exceptions permitted for the R-AH single-family dwelling district if consistent with sound engineering practices:

(1) *Subgrade:* A compacted subgrade of existing material ~~shall be~~ is permitted on local designated streets. The subgrade ~~shall~~ must conform to the same standards and inspection requirements as required for stabilized subgrade ~~cited in section 10.3 of Appendix A to this Code~~ specified in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code or a minimum Limerock Bearing Ratio (LBR) rating of 40 must be achieved.

(2) *Wearing surface:* The wearing surface for all local and residential streets ~~shall~~ must have a compacted minimal thickness one and one-fourth (1¼) of an inch. All other wearing surface standards including those for arterials and collectors ~~shall~~ must meet the requirements of ~~section 10.5 of Appendix A to this Code~~ the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

(3) *Minimum right-of-way (ROW) and pavement widths:*

(A) The following minimum rights-of-way and pavement widths may be permitted, provided that the street will not carry more than five hundred (500) daily trips:

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	36	50	20	20
Residential	36	50	20	20

(B) Pavement width ~~shall~~ must be measured from inside of curb to inside of curb, exclusive of curbs. On-street parking ~~shall~~ is not ~~be~~ permitted on streets with reduced right-of-way and pavement widths of twenty (20) feet. The developer shall furnish easements for sidewalks where required and shall erect signs prohibiting on-street parking as required by the County Traffic Engineer.

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	60	80	24	24
Residential	50	70	24	24
Cul-de-sac (radius)	44	50	42	42
Low Traffic	46	46	20	20
Service Drive	50	70	24	24

(4) *Dead-end streets:* Permanent dead-end streets less than three hundred (300) feet in length ~~shall be~~ are permitted to have T-turnarounds. T-turnarounds ~~shall~~ must have a pavement width of no less than twenty-eight (28) feet.

(5) *Sidewalks:* Sidewalks ~~shall be~~ are permitted as follows:

(A) A minimum of four (4) feet in width is required for concrete sidewalks on one (1) side of all local and residential classified streets, provided that the sidewalk system is a continuous system.

(B) A minimum of five (5) feet in width is required for concrete sidewalks on one side of collector streets.

(C) The County ~~shall~~ does not require a concrete sidewalk on culs-de-sac, T-turnarounds and dead-end streets less than three hundred (300) feet in length.

(D) Easements ~~shall~~ must be provided for all necessary sidewalks, as determined appropriate by the County, and properly documented on the plat ~~and shall be in accordance with the requirements of~~ as required by section Section 35.65 of this Code.

(b) *Sewer.* Sanitary sewers, water design standards and multiple meter boxes must all comply with the standards set for the in the Seminole County, Florida Environmental Services Utilities Engineering Manual described in Section 5.20(b) of this Code.

(4) *Sanitary sewers:*

(A) ~~System design:~~

(i) ~~At dead ends, culs de sac and T turnarounds streets, a minimum six-inch diameter PVC sewer pipe will be permitted for a maximum reach of four hundred (400) feet, provided that the minimum design slope of the sewer is adequate to maintain velocities at a minimum, average and peak rates of flow standards.~~

(ii) ~~Gravity sewer lines laid on gradual curve shall be permitted, provided that the system meets all testing, inspection, disinfection and as built requirements of the County's water and sewer construction specifications referenced in the planning guidelines for services and facilities.~~

(iii) ~~Clean-outs in place of manholes shall be permitted at the end of each gravity sewer.~~

(iv) ~~Sub minimum slopes for PVC pipe shall be permitted if detailed justification is given and accepted by the director of public works or his or her designee.~~

(v) ~~Manholes shall be installed at locations with separation distances of not greater than four hundred (400) feet, provided that all other manhole location requirements are met.~~

(vi) ~~Inside drop connections shall be permitted inside manholes if constructed in accordance with County standards.~~

(2) ~~Septic systems:~~ Septic systems shall, at a minimum, conform to the requirements of section 35.64(b)(1) of this Code except that, if authorized by state law, septic systems shall be permitted for dwelling units on lots of one-fourth ($\frac{1}{4}$) acre or more if central water is provided, sanitary sewer is not available and soil conditions are of acceptable quality. The one-fourth ($\frac{1}{4}$) acre lot computation shall include unpaved right-of-way, easements and the sidewalk within the right-of-way or easement.

~~(e) *Water.* Water design standards shall conform to the requirements of section 35.97 of this Code and the detailed specifications found in the County's water and sewer construction specifications with the following exceptions permitted for the R-AH single-family dwelling district if consistent with state law:~~

~~(1) The use of two-inch water mains to provide service for no more than four (4) separate dwelling units and the use of four-inch mains to provide service for no more than ten (10) dwelling units shall be permitted for residential service only with the exclusion of fire hydrants; provided that the water distribution system provides for at least one hundred (100) percent of the calculated peak flow demand as required in the water and sewer construction specifications, and subject to review and approval of the director of public works or his or her designee.~~

~~(2) Multiple meter boxes for water service connections shall be permitted and shall conform to the attached detail for multiple meter boxes.~~

~~(d)(c) *Drainage systems.* Drainage systems shall must conform to the standards of section Section 35.97 of this Code and the detailed specifications found in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code Surface Water Management Standards except that, if authorized by State law, the use of a positive bleed-down orifice or "V-notch" weir ~~shall be~~ is permitted in lieu of underdrains, provided that the retention/ or detention facility is a wet bottom (lake-type) design in accordance with the County's Surface Water Management Standards Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.~~

~~(e)(d) *Innovative subdivision design.* Innovative engineering designs that provide for improved stormwater management, improved structure siting, increased emergency vehicle access and/or decreased cost of development at the same level of service and quality~~

achievement may be approved on a case-by-case basis. Innovative material composition ~~and/or~~ size may be approved if it can be shown that adequate quality is maintained.

~~(f)~~(e) *Owners associations/ and community associations.* ~~An association or associations~~
One or more condominium associations, cooperative associations, or homeowners' associations
as described respectively in Chapters 718, 719 and 720, Florida Statutes (2013), as these statutes
may be amended from time to time, shall~~must~~ be established in connection with any subdivision
approved under this ~~part~~Part. The purposes of any such associations ~~shall be~~include ~~to enable~~
enabling the residents, of the subdivision to achieve the maximum benefit ~~therefrom~~from the
subdivision, to facilitate the management of the ~~project~~subdivision in the mutual interests of the
residents and to maximize the continuing overall quality of the ~~development~~subdivision.

Section 5. Section 30.1028, "Post-development recharge standards," of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 30.1028. - Post-development recharge standards.

Land alteration in conjunction with development should not significantly alter the recharge or storage characteristics of the site including, but not limited to, the removal of high permeability soils or replacement with lower permeability soils. Post-development groundwater infiltration rates and volumes within the most effective recharge areas ~~shall~~must meet the following standards:

(1) Three (3) inches of runoff from the directly connected impervious area ~~shall be~~
are required within the project boundary; however, an applicant may demonstrate to the
County's ~~Development Review Manager~~Engineer or his or her designee and the ~~Development~~
~~Review Manager~~County Engineer or his or her designee may find that the post-development
recharge will be equal to or greater than the pre-development recharge. This standard may be
achieved by means of natural infiltration, ponding for stormwater retention/or detention,

structural exfiltration systems or any other method which complies with the requirements of the ~~surface water management standards as set forth in this Code~~ Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

(2) Developed sites ~~shall be~~ are required to retain the total difference between the pre-development and post-development runoff volume as generated by a twenty-five-year frequency, twenty-four (24) hours duration storm event.

(3) Development sites ~~shall be~~ are required to detain stormwater for a period of time sufficient to ensure that the recharge potential of the site in its pre-development condition is not significantly affected. The ~~Development Review Manager~~ County Engineer or his or her designee may require an applicant for development within the most effective recharge areas to submit reasonable and necessary information, studies or data to determine the pre-development and post-development recharge rates.

(4) Runoff ~~shall~~ must be discharged from impervious surfaces through retention areas, detention devices, filtering and cleansing devices and subject to industry accepted Best Management Practices (BMPs). For projects with substantial amounts of paved areas (for example, shopping centers and high density developments) provision ~~shall~~ must be made for removal of oil, grease and sediment from stormwater discharges.

Section 6. Section 30.1235, “Reclaimed Water Systems,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 30.1235. - Reclaimed water systems.

(a) ~~Requirements.~~ All reclaimed water systems must comply with the standards as contained in the Seminole County, Florida Environmental Services Utilities Engineering Manual described in Section 5.20(b) of this Code.

~~(1) A reclaimed water system shall be installed concurrently with any development for which a central potable water system is required to be installed and which is subject to the requirements of Chapter 35 or Chapter 40 of this Code if upon a reclaimed water supply of adequate capacity is available within one thousand two hundred fifty (1,250) feet of the closest point of the site and a connection can be made between the site and the reclaimed water supply through existing easements or rights-of-way.~~

~~(2) In the event that an adequate reclaimed water supply is not currently available as defined above, a reclaimed water system consisting of dry lines shall be installed if the utility provider to the site has adopted a reclaimed water master plan which provides that reclaimed water will be made available to the site within ten (10) years of the date of application for development approval.~~

~~(b) *Design and installation.* Design and installation of a reclaimed water system shall be done in accordance must comply with the Florida Administrative Code Chapter 62-610, "Reuse of Reclaimed Water and Land Application," Department of Environmental Protection's requirements and Appendix F of this Code, "Water and Sewer Standards." the Seminole County, Florida Environmental Services Utilities Engineering Manual, described in Section 5.20(b) of this Code. In the event of a conflict between the Florida Administrative Code Chapter 62-610 Florida Department of Environmental Protection's requirements and the Seminole County, Florida Environmental Services Utilities Engineering Manual, Appendix F of this Code, the Florida Administrative Code Department of Environmental Protection's requirements shall govern.~~

~~(c) *Exemptions.* The requirements of this section shall not apply to any development for which an application for site plan review, or an application for final engineering review in~~

~~association with a final plat, in regard to the subject development was submitted to the Planning and Development Department of Seminole County prior to July 14, 2003.~~

Section 7. Section 30.1242, “Setbacks for future road widening,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 30.1342. - Setbacks for future road widening.

In addition to the setback requirements contained in the specific zoning districts, increased setbacks ~~shall be~~ are required to ~~insure~~ ensure a minimum of twenty-five (25) feet setback from the planned right-of-way line on any road or street set forth in: (1) the transportation element of the Comprehensive Plan, (2) the current Capital Improvements Program, (3) the officially adopted Florida State Department of Transportation Five Year Work Program or (4) the ~~Seminole County Transportation Standards~~ Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

Section 8. Section 35.61, “General,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.61. General. All lands included within the subdivision ~~shall~~ must be suitable for the various purposes proposed in the request for subdivision approval. Further, no subdivision plan ~~shall~~ may be approved unless the ~~board~~ Board finds, after full consideration of all pertinent data, that the subdivision can be served adequately with such normal public facilities and services as are suitable in the circumstances of the particular case. ~~The design standards in the Transportation Standards (Appendix A), the Surface Water Management Standards (Appendix B), the Water and Sewer Standards (Appendix F) and the Public Safety Standards (Appendix G), as adopted, are to be used in~~ In addition to the Design Standards below, all plans must comply with the Engineering Manuals described in Section 5.20 of this Code.

(a) *Conformance with County policy.* The subdividing and development of any areas subject to this ordinance ~~shall~~must conform to the adopted general goals and objectives of the ~~board~~Board with respect to the physical development of the County as set forth in various elements of the Comprehensive Plan of Seminole County and other requirements including:

(1) The most current Orlando Urban Area Transportation Study and adopted Seminole County Transportation Plan;

(2) County policies on water supply, waste disposal, and other essential utilities; and

(3) The Land Development Code, as amended.

(b) *Use of natural features.* The arrangement of lots and blocks and the street system ~~shall~~must make the most advantageous use of topography and preserve mature trees, wetlands and other natural features wherever possible.

(c) *Consideration of soil and flood hazards.* A subdivision plan ~~shall~~will not be approved unless all land intended for use as building sites can be used safely for building purposes without danger from flood or other inundation or from adverse soil or foundation conditions or from any other menace to health, safety, or public welfare. In particular, lands which are within the one hundred (100) year flood-prone areas, ~~shall~~may not be subdivided and developed until proper provisions are made for protective flood-control measures and water-management facilities necessary for flood-free development and flood-free vehicular access to such sites. ~~Provided that each~~Each platted lot ~~shall~~must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the one hundred-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the one hundred-year floodplain elevation or wetlands line ~~shall~~must be dedicated to the public as a drainage easement, ~~and/or a~~ conservation easement, or both.

No filling or grade level change will be permitted which will adversely affect any surrounding area. Requirements for development within the one hundred-year floodplain are contained in the flood prone article of the Seminole County Zoning Regulations and the Seminole County Comprehensive Plan. The latest edition of the Seminole County Soil Survey is to be used as a guideline in identifying soil properties and interpretations for various uses in terms of soil limitations and soil features adversely affecting a particular use. In addition, the soil supplement is to be used in interpreting the basic properties of the soils in terms of their potential for a particular use. The following standards ~~shall~~must be followed in areas of low and very low potential soils:

(1) Lands where Soils with soils have very low potential and low potential for proposed uses, as identified in the Seminole County Soil Survey and its Soil Supplement, ~~shall~~may not be developed unless:

(A) Health and safety hazards are not created.

(B) County maintenance of public facilities is not involved where the soil performance is low or unreliable without approved modifications.

(2) Unincorporated urban development is prohibited ~~from on~~on soils with very low potential without approved modification.

(3) ~~Public facilities~~A public facility ~~shall~~may not be constructed where the soil performance for ~~said the~~the public facility is of low or very low potential, except in cases of overriding public interest.

(4) ~~Dedication shall not be accepted~~It is the policy of the County not to accept a dedication for public ownership or maintenance of utilities or roads constructed in areas where soil performance for ~~said facilities~~the utilities or roads is of a low or very low potential without approved modifications.

(d) *Finished floor elevation.* No platted lot ~~shall~~may be approved unless it contains a suitable building site of sufficient elevation to permit construction utilizing a first-floor elevation based upon the following:

(1) The elevation of the site must be At least one (1) foot above the one hundred (100) year flood-prone elevation, as determined by the County Engineer based upon the best available data. Where the floodway of any stream or river is defined, lots ~~shall~~may be platted for residential use only if all parts of the platted lots located within the floodway are expressly limited to open space uses. ~~On-site Reduction of on-site drainage storage capacity shall not be reduced~~is prohibited. Finished floor elevations will be established by utilizing Seminole County Vertical Control Datum.

(2) Provided that building lots are a reasonable level or slope toward a street, road, or right-of-way, the minimum finished floor elevation of any structure ~~shall not be less~~must be greater than or equal to sixteen (16) inches above the lowest crown of that portion of the adjacent street, road, or right-of-way upon which the structure fronts. On lots, which slope away from a street or road with continuous slope toward a lake, stream, or water collection area and, where positive drainage exists, the finished floor elevation of any structure ~~shall not be less~~must be greater than or equal to one (1) foot above finished site grade measured at the highest contour that abuts the building. Where necessary, swales ~~shall~~must be constructed to divert run-off water around any structure ~~so as~~ to not adversely impact adjacent property owners.

(3) Driveways or other areas of access to a building or structure ~~shall~~must be sloped ~~so as~~ to prevent the runoff of surface water into any building or structure.

(e) *Special considerations.* Special consideration ~~shall~~must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration ~~shall~~must also be given to preserving natural drainage

methods and natural topography and landscape. Special consideration ~~shall~~must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses.

Section 9. Section 35.62, “Streets,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.62. - Streets.

(a) *General.* The character, width, grade and location of all streets and bridges ~~shall~~must conform to the standards in this section and ~~shall~~will be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. Detailed specifications can be found in ~~Seminole County Transportation Standards attached hereto as Appendix A~~ the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

- (b) *Arrangement of streets.* The arrangement of streets in a subdivision ~~shall~~must:
- (1) Provide efficient and orderly hierarchy of streets.
 - (2) Conform with official plans and maps of Seminole County.
 - (3) Provide access locations that conform to the transportation standards.
 - (4) Be designed to discourage ~~such that~~ the use of local streets ~~by~~for through traffic ~~is discouraged~~.
 - (5) ~~When~~Where necessary, provide additional separate and remote entrances to the subdivision, unless other provisions, such as easements, are made for emergency ingress and egress, and provided that such entrances will not adversely affect the overall street system.

(6) Facilitate and coordinate with the desirable future platting of adjoining unplatted property of a similar character and provide for local circulation and convenient access to neighborhood facilities.

(c) *Commercial~~and~~ industrial driveways and internal circulation.*

(1) Vehicular circulation must be completely contained within the property and vehicles located within one portion of the development must have access to all other portions without using the adjacent street system.

(2) Acceptable plans must illustrate that proper consideration has been given to the surrounding street plan, traffic volumes, proposed street improvements, vehicular street capacities, pedestrian movements, and safety.

(3) No driveway ~~shall~~may be constructed in the radius return of an intersection.

(d) *Service drives.* Where a subdivision borders on or contains a railroad right-of-way, limited access highway right-of-way, or arterial street, the ~~planning and zoning commission~~ Planning and Zoning Commission may require a service drive or suitable provisions for future service drives approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Distances involving rights-of-way ~~shall~~must also be determined with due regard for the requirements of approach grades and future grade separations.

(e) *Sight distance.* All development ~~shall~~must comply with the sight distance specifications contained in the latest edition of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, FDOT.

(f) *Street names.* New street names ~~shall~~must not duplicate, or closely approximate phonetically, in spelling or by use of alternative suffixes, such as, "lane," "way," "drive," "court," "avenue," or "street," the names of existing streets, except that a new street that is an extension of or in alignment with an existing street, ~~shall~~must bear the same name as that borne by such existing street.

Section 10. Section 35.68, "Water and Sewer," of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.68. - Water and sewer. Individual wells and septic tanks may be allowed according to ~~s~~Section 35.64(b)(1) of this Chapter. Also, wells and septic tanks must have a minimum separation of seventy-five (75) feet from each other. Septic tanks and their drain fields must have a minimum separation of at least seventy-five (75) feet from the mean-high-water mark of any water body. Water and sewer service systems ~~shall~~must be designed in compliance with the water and sewer standards ~~attached hereto as Appendix F~~ as contained in the Seminole County, Florida Environmental Services Utilities Engineering Manual, as described in Section 5.20(b) of this Code. in addition to the following standards:

(a) *Water facilities.*

(1) All urban development is required to be on public or, ~~when~~where accessible, on privately owned central potable water; however, wells may be used ~~when~~where fire flows can be provided. Individual well and privately owned central potable water must conform to the standards of Seminole County, the Florida Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection.

(2) ~~Development in the urban or rural area not accessible to existing central systems that construct their own system, including systems considered to be "package treatment plants" due to limited customer base and/or transmission facilities, shall dedicate said system to~~

~~the County and construct and operate the facility in accordance with Chapters 17-550, 17-555 and 17-560, F.A.C., as amended, or their successor provisions, at the time of development order approval and submit a plan for future tie-in to the appropriate area-wide system, including method of financing the tie-in.~~

(b) *Sewer facilities.*

(1) All urban development is required to be on central sewer; however, septic tanks can be used when consistent with ~~section~~ Section 35.64(b)(1) of this Code.

(2) ~~Access to "201" system interceptor lines that are outside of the adopted urban service areas is prohibited unless other important service and facility requirements are met, as defined throughout the Development Framework of the Comprehensive Plan.~~

(3) ~~Development in the urban or rural area not accessible to existing central sewer systems that construct their own system, including systems considered to be "package treatment plants" due to limited customer base and/or transmission facilities, shall dedicate said system to the County and construct and operate the facility in accordance with Chapter 17-600, F.A.C., as amended, or its successor provisions, at the time of development order approval and submit a plan for future tie-in to the appropriate area-wide system, including method of financing the tie-in.~~

(c) *Placement and compatibility standards for water and sewer facilities.*

(1) ~~For new installations or newly expanded portions of water and sewer treatment facilities adjacent to residential land uses, the buffer standards as set forth in the design standards of this Code for industrial land uses shall be applied. The setback distances for these facilities shall be no less than one hundred (100) feet for water plants and no less than two hundred (200) feet for sewer plants from the property line of the adjacent residential land use.~~

(2) ~~For new water and sewer facility installations or newly expanded portions adjacent to non-residential land uses, the buffer standards as set forth in the design standards of this Code for industrial land uses shall be applied.~~

(3) ~~The buffer standards and setback distances provided herein shall be included within any setback distances required by Rule 17-555.312, F.A.C., as amended, or its successor provisions, and other applicable federal and state laws, rules and regulations.~~

Section 11. Section 36.69, “Fire flow and hydrant requirements,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.69. - Fire flow and hydrant requirements.

Central water systems ~~shall~~must be designed and constructed for an economic life of not less than twenty (20) years and in accordance with the Fire Protection Requirements of the Insurance Services Office (ISO). ~~The Water and Sewer Standards (Appendix F) and the Public Safety Standards (Appendix G) shall be used as a~~ The Seminole County, Florida Environmental Services Utilities Engineering Manual and the Seminole County, Florida Public Safety Technical Manual described in Section 5.20(b) and (c) of this Code set forth the minimum standard requirements for central water systems.

Section 12. Section 35.72, “Rural subdivision standards,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.72. - Rural subdivision standards.

On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards ~~shall~~ apply. These standards ~~shall be~~are in addition to the other standards of ~~this article~~ Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.

(a) *Private streets.* Residential streets ~~shall~~must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in ~~Appendix A to this Code~~ the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code; ~~provided, however, that alternative~~ Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the board ~~Board~~ may approve the proposal and waive the requirements of ~~Appendix A~~ the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.

(b) *Lots.* To the maximum extent practical, subdivisions ~~shall~~must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.

(c) *Sidewalks (or pedestrian ways) and gutters.* Sidewalks, curbs and ~~or~~ gutters are not required and may be permitted on one ~~(1)~~ side of the roadway only in order to provide access to schools, parks or bus stops.

(d) *Street lighting.* No street lighting ~~shall~~may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by ~~state~~ State law.

(e) *Family subdivision.* In order to facilitate the continuance of the family farm or ranch in Seminole County, family subdivision of land may be permitted in accordance with this section. Notwithstanding the provisions of ~~section~~ Section 35.2 and the density regulations of the Seminole County Comprehensive Plan and this Code, subdivision into no more than three (3) total lots or parcels may be permitted where each of the following conditions are shown to exist:

(1) The parcel which is proposed to be subdivided is assigned the A-10 zoning classification.

(2) The parcel which is proposed to be subdivided is at least ten (10) acres in size.

(3) The parcel which is proposed to be subdivided is considered by the property appraiser to be agricultural land at the time the application is made.

(4) The subdivider is the bona fide owner of the parcel in question and has been actively farming or ranching in Seminole County for the past three (3) years.

(5) An affidavit has been submitted attesting to the fact that the subdivided parcels are to be sold or otherwise transferred to members of the subdivider's immediate family in order to provide additional assistance on the farm or ranch in close proximity to the existing primary residence. For the purpose of this provision, an immediate family member ~~shall~~ means only ~~mean~~ those individuals related by blood, marriage or adoption such as grandparents, parents, siblings, children or grandchildren.

(6) The two additional lots created through this ~~Subsection~~ shall subsection must each be no less than one (1) net buildable acre in size. ~~Said~~ These lots ~~are to~~ must be located adjacent to the existing primary residence to the maximum extent feasible.

(7) The existing primary residence on the original parcel is included in the largest remaining portion of the original parcel, retaining the primary residence as a portion of the farm or ranch.

Section 13. Section 35.92, "Inspections and tests," of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.92. - Inspections and tests.

(a) Stage inspections are required during construction ~~shall be called for and it shall be the responsibility of the subdivider or his~~ the subdivider's contractor to notify is responsible for notifying the County Engineer or other appropriate County departments and arrange for these inspections.

(b) Tests called for under this section ~~shall~~ must be performed by a competent engineering testing laboratory which ~~shall~~ must have an engineer registered in Florida as one of the responsible officials of the firm.

(c) During construction and upon completion of the following construction stages, the builder shall notify the County Engineer or other appropriate County department. A County inspector will be sent to make a visual inspection at each of the following stages:

(1) Clearing and grubbing.

(2) Utility systems (See ~~Appendices F and G~~ Seminole County Florida Environmental Services Utilities Engineering Manual and Public Safety Technical Manual described in Section 5.20(b) and (c) of this Code).

(3) Storm drainage.

(4) Removal of unsuitable material.

(5) Stabilization of subgrade.

(6) Underdrains.

(7) Curb and gutter and backfill.

(8) Inlets, box culverts, and all other concrete structures when steel is in place prior to pouring.

(9) Base course during construction or mixing.

(10) Finishing base course prior to paving.

- (11) Wearing surface during application.
- (12) Cleanup and dressing of right-of-way limits.
- (13) Sodding and/or seeding.
- (14) Street name signs and traffic control signs.
- (15) Pavement marking (See ~~Appendices A and G~~ Seminole County, Florida Public Works Engineering Manual and Public Safety Technical Manual described in Section 5.20(a) and (c) of this Code).
- (16) Final inspection.

The developer shall provide twenty-four (24) hours notice (forty-eight (48) hours notice for water and sewer tests and inspections) of the completion of each stage. The County Engineer or other appropriate department shall furnish an inspector at the site within a reasonable length of time during normal work days. The developer may, at ~~his~~ the developer's risk, proceed from stage to stage prior to inspection by the County. However, nothing herein ~~shall~~ may be construed to limit the developer's responsibility to undertake corrective action if any work at any stage is determined not to be in compliance with code requirements.

(d) The purpose of these inspections is to ~~insure~~ ensure compliance with the approved plat or site plan and to advise the Board of County Commissioners whether or not the roads, storm drainage, utilities, and other required improvements being constructed appear to qualify for acceptance by the County. Seminole County accepts no responsibility or liability for the work, or for any contractual conditions involving acceptance, payment, or guarantees between the road contractor and the developer, by virtue of these stage inspections. The County assumes no responsibility or commitment guaranteeing acceptance of the work, or for subsequent failure, by virtue of these stage inspections. However, if any aspect of the work being performed does not comply with acceptable standards, corrections will be required by the County inspector as a

condition for County acceptance. All required improvements ~~shall~~must be installed, and have the approval of the County Engineer and ~~or any other appropriate~~ County department(s) prior to acceptance by the ~~board~~ Board.

(e) Inspection for private facilities. Inspections and verifications of private streets and drainage facilities in the approved development ~~shall~~must be conducted by a Florida-registered professional engineer employed by the developer. The results ~~shall~~must be submitted to the ~~engineering division~~ Engineering Division for review and verification. Upon review, the ~~engineering division~~ Engineering Division ~~will~~shall report its findings to the Planning and Development Division.

(f) Completion of installation of required improvements.

(1) Upon completion of the above inspections and prior to final inspection, the following must be provided to the County Engineer and ~~or any other appropriate~~ County departments.

(A) Record drawings for water and sewer facilities to be owned by Seminole County must meet the requirements as described in ~~Appendix F~~ the Seminole County, Florida Environmental Services Utilities Engineering Manual described in Section 5.20(b) of this Code as well as those listed below in subsection ~~(C)-(D)~~(i), (ii), and (iii).

~~(A)-(B)~~ Test results as required.

~~(B)-(C)~~ Maintenance bond for facilities to be conveyed to the County.

~~(C)-(D)~~ Record survey drawings ~~shall~~must be submitted to the County Engineer or other appropriate department after final inspection and prior to acceptance for water, wastewater and drainage systems, both on and off-site. These drawings ~~shall~~must be based upon field surveys, and will show all boundary, rights-of-way, easement and lot lines, and ~~shall~~

must be certified by a registered professional land surveyor in accordance with Rule ~~21HH-~~
~~6.003, F.A.C.-5J-17.051, Florida Administrative Code~~, or its successor, and ~~shall~~ must include:

(i) The location of all valves, hydrants and services, and elevations at any point which the water lines cross wastewater or drainage lines.

(ii) Location of all sanitary manholes and the service end of all laterals and elevation of all inverts and manhole tops.

(iii) Location and top and invert elevations of all lift stations and location and elevation of all valves, and point at which the force main crosses any wastewater or drainage lines.

(iv) Location, size and invert elevation of all drainage pipes.

(v) Location and elevation of all drainage pipes.

(vi) Spot elevations at fifty (50) foot intervals along the top of the berm and sufficient bottom elevations to show conformance to design, of all retention~~/~~ and detention ponds.

(vii) Spot elevations at fifty (50) foot intervals along all off-site drainage ditches and swales.

(2) Upon satisfactory completion of the installation of required improvements, the County Engineer shall sign a certificate of completion ~~shall be signed by the County Engineer. As appropriate, and/or other appropriate departments heads shall sign the certificate of completion, after which it will be~~ and transmitted to the Planning and Development Division.

(g) Responsibility during maintenance period. All improvements to be owned and operated by the County or the property owners' association ~~will~~ must be covered by a maintenance bond in the amount of ten (10) percent of the construction cost. During that

maintenance period, the owner~~/or~~ developer ~~will be expected to~~ shall provide any required maintenance ~~required~~ at no cost to the County. This includes, but is not limited to:

(1) Repair and replacement of any system component, failed section of paving, etc.

(2) Control of erosion, replacement of sod, removal of soil washed onto pavement or into drainage system.

~~(3)~~—Upon correction of all deficiencies and at the end of the two (2) year period, the maintenance bond will expire.

(h) Final inspection.

(1) Approximately sixty (60) days prior to the expiration of the maintenance period, the County Engineer and~~or~~ any other appropriate County division ~~will~~ shall conduct a final inspection.

(2) Prior to release of the maintenance bond, the owner~~/or~~ developer ~~will be required to~~ shall correct any maintenance problems and design deficiencies which may have manifested themselves during the maintenance period.

Section 14. Section 35.96, “Sewer and water,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.96. - Sewer and water.

(a) *Public system.* Public water, sanitary sewer, and fire hydrants ~~shall~~ must be provided in each new subdivision; however, the ~~board~~ Board may find that conditions are such that some or all of these installations may not be necessary. Use of private septic tanks, ~~or small-scale water or sewer systems~~ must be fully approved by all requisite ~~state~~ State and County authorities before approval of the final plat, and ~~shall~~ must be so installed as to simplify later

connection to public utility systems, where determined to be appropriate by the official responsible for utility services.

(b) *Installation.* Installation of water, including appropriately spaced fire hydrants and sewer systems, ~~shall be in accordance with the water and sewer and public safety standards in Appendices F and G~~ must comply with the Seminole County, Florida Environmental Services Utilities Engineering Manual and the Seminole County, Florida Public Safety Technical Manual described in Section 5.20 (b) and (c) of this Code.

(c) *Pipe materials.* Pipe materials used for sewer and water lines ~~will be in accordance with the water and sewer and public Safety Standards in Appendices F and G~~ must comply with the Seminole County, Florida Environmental Services Utilities Engineering Manual and the Seminole County, Florida Public Safety Technical Manual described in Section 5.20 (b) and (c) of this Code. ~~Whenever any pressure or force mains are located underneath pavement or curbs with cover of less than thirty-six (36) inches, the mains shall be encased or shall be cast of ductile iron for pipe diameter of four (4) inches or more, and galvanized iron for pipe diameter under four (4) inches.~~

Section 15. Section 35.97, “Drainage,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.97. - Drainage.

All subdivision improvements ~~shall~~ must include comprehensive drainage facilities for positive drainage based on the design standards as specified in the ~~surface water management standards~~ Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Drainage plans and specifications ~~shall~~ must be prepared by a professional engineer. Open swales, ditches, or other waterways ~~shall~~ require complete engineering design

data pertinent to its design and its effect within the particular drainage area to establish its adequacy by the ~~Development Review Manager~~ County Engineer or his or her designee.

(a) *Rural sections.* Plans for rural section subdivision ~~shall~~ must include, as a part of the drainage plan, the necessary information for proper drainage operation as building takes place in the subdivision. In rural section subdivisions, depending upon overland flow for proper drainage operation, required culvert diameters and grades ~~shall~~ must be shown for driveways for each and every lot, if directed by the ~~Development Review Manager~~ County Engineer. For rural section subdivisions, depending upon partial or total percolation, directions ~~shall~~ must be shown on the plans for construction of driveways, ditch blocks, swales, etc. The drainage scheme for rural section subdivisions ~~shall~~ must be preserved intact by the developer as home building proceeds.

Section 16. Section 35.98, “Curbs and gutters,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 35.98. - Curbs and gutters.

~~(Refer to the Seminole County Transportation Standards (Appendix A) and Surface Water Management Standards (Appendix B)).~~ Requirements for curbs and gutters are specified in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

Section 17. Sec. 35.100, “Required Conveyance or Dedication of Right-of-Way,” of the Land Development Code of Seminole County, Florida is adopted to read as follows:

Sec. 35.100 - Required Conveyance or Dedication of Right-of-Way.

(a) *General Requirements.* Based upon proportional impact to the adjacent road systems, the County may require a conveyance or dedication of additional right-of-way to the County to enhance public safety and to ensure adequate capacity, access and other needs.

County staff shall carefully analyze any development where additional right-of-way may be required and specifically inform all applicable reviewing authorities, including the Planning and Zoning Commission and the Board of County Commissioners, as appropriate, of any such requirements when the proposed subdivision, plat or both is presented for review and approval. It is the policy of Seminole County to comply with all applicable court decisions concerning required conveyances or dedications of property to the County in connection with land development approval. Any and all required conveyances or dedications of property to the County must have a nexus and a rough proportionality to the effect of the proposed development, as these terms have been explained and applied in applicable court decisions.

(b) *Methods of Dedication or Conveyance.* Dedications of right-of-way depicted on a recorded plat are created by the terms of the plat itself and the recording of the plat in the Public Records of Seminole County. All other right-of-way conveyances, except easements, must be conveyed to the County by a legally recordable warranty deed that transfers fee simple absolute title to the County. Easements not depicted on a recorded plat must be conveyed to the County by a legally recordable instrument that is acceptable to the County Attorney. All right-of-way conveyances by deed or easement must be accompanied by a right-of-way sketch and legal description prepared by a Florida licensed professional surveyor and mapper.

(c) *Review Process for Required Dedications or Conveyances.* All right-of-way conveyances and dedications are subject to acceptance by the Board of County Commissioners except where the Board has delegated this approval authority to County staff. The respective deed, easement or plat making such conveyance or dedication must be duly recorded in the Public Records of Seminole County. All right-of-way dedications and dedications of easement for right-of-way must be submitted to and reviewed by the County Engineer and the County Attorney, and are subject to review by the County Surveyor for compliance with Chapter 177,

Florida Statutes (2013), as this statute may be amended from time to time, and this Land Development Code.

(d) *Additional Right-of-Way at Intersections.* Additional right-of-way at intersections may be required to accommodate turn lanes, signalization, pedestrian circulation, etc. This will be determined at time of final construction plan review. On any arterial street within two hundred (200) feet of its intersection with another arterial, collector street or limited access roadway, the right-of-way width must be increased by at least ten (10) feet on both sides to permit proper intersection design. This additional right-of-way must be dedicated or conveyed as a public right-of-way.

(e) *Right-of-Way for Corner Clip Radius.*

(1) On any corner parcel with access to at least one adjacent roadway classified as a collector or above, additional right-of-way must be dedicated to Seminole County to accommodate intersection improvements unless existing right-of-way is sufficient.

(2) For residential streets, property lines at street intersections must be rounded with a minimum radius of twenty-five (25) feet. A greater radius is required at an angled intersection of less than seventy-five (75) degrees, as determined by the County Engineer.

Section 18. Sec. 35.101, “Required Conveyance or Dedication of Easements Related to Surface Water Management,” of the Land Development Code of Seminole County, Florida is adopted and reads as follows:

Sec. 35.101. - Required Conveyance or Dedication of Easements Related to Surface Water Management.

(a) *Requirements Applicable to All Easements under this Section.* County staff shall carefully analyze any development where easements related to surface water management may be required and specifically inform all applicable reviewing authorities, including the Planning

and Zoning Commission and the Board of County Commissioners, as appropriate, of any such requirements when the proposed development is presented for review. It is the policy of Seminole County to comply with all applicable court decisions concerning required conveyances or dedications of property to the County in connection with land development approval. All required conveyances or dedications of property to the County must have a nexus and a rough proportionality to the effect of the proposed development, as these terms have been explained and applied in applicable court decisions.

(b) *Methods of Dedication or Conveyance.* Dedications of easements depicted on a recorded plat are created by the terms of the plat itself and the recording of the plat in the Public Records of Seminole County. All other easements must be conveyed to the County by a legally recordable instrument that is acceptable to the County Attorney. All easements must be accompanied by a right-of-way sketch and legal description prepared by a Florida licensed professional surveyor and mapper.

(c) *Review Process for Required Dedications or Conveyances.* All conveyances and dedications of easements are subject to acceptance by the Board of County Commissioners except where the Board has delegated this approval authority to County staff. The respective easement or plat making such conveyance or dedication must be duly recorded in the Public Records of Seminole County.

(d) *Conservation Easements.*

(1) Conservation easements are used to protect post-development flood prone and wetland areas. Conservation easements are blanket easements over the area of concern and are granted to Seminole County, state or federal agencies or some combination thereof. Conservation easements act to limit any future encroachment or development and thus provide protection of flood prone and wetland areas.

(2) Conservation easements are required of all developments except for single family residences that contain post-development flood prone or wetland areas within their site boundaries and may be granted as specified in Section 35.101(a)-(c) of this Code.

(e) *Drainage Easements.*

(1) Drainage easements are used to provide for the protection and legal maintenance of drainage systems not within a right-of-way. Drainage easements are required over any portion of a drainage system not within a right-of-way and necessary for the functioning of the system.

(2) Drainage easements for all facilities must be shown on construction drawings. The easements must be executed prior to issuance of a site permit, subsequently accepted by the Board of County Commissioners, and recorded in the Public Records.

(3) Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code sets forth the minimum allowable width of drainage easements.

(4) In addition to the provisions of Section 35.101(a)-(c) of this Code, the requirements for conveying drainage easements are as follows:

(A) Platted Subdivisions. Required drainage easements within a platted subdivision must be clearly identified on the face of the plat and included in the dedication on the plat. Retention or detention ponds within platted subdivisions that are not covered by a drainage easement must be platted as a separate tract of land dedicated to the entity responsible for its maintenance. If not depicted on the plat for a private subdivision, a drainage easement must be conveyed for public drainage facilities located within the private subdivision and recorded in the Public Records of Seminole County. An access easement may also be required to ensure access to the drainage easement.

(B) Un-platted Land. Developments may contain drainage systems which traverse property not included in a plat. These may be adjacent lands which were not platted, future phases of the development to be platted at a later date, or a part of an overall master plan, as in a planned development. The drainage systems must be provided with an easement granted by conveyance recorded in the Public Records of Seminole County.

(C) Off-Site Drainage. Developments may require off-site drainage improvements in order to ensure the proper functioning of the on-site system. Such off-site improvements must be provided with a drainage easement granted by conveyance and recorded in the Public Records of Seminole County.

(c) Access Easements.

(1) Access easements are utilized to provide unobstructed access (curb cuts where applicable) for maintenance equipment from a street or right-of-way. Adequate maintenance access must be provided for all drainage systems. Access easements must be provided for facilities that are publicly maintained or maintained by an organization, such as a homeowners' association. Drainage systems that are required as part of an individual site development or site plan do not require public access easements for system maintenance.

(2) All stormwater management facilities must be accessed from the development or subdivision internally unless otherwise approved by the County Engineer or his or her designee. For residential subdivisions, access to stormwater management facilities must be through the tract designated on the plat for these facilities.

Section 19. Section 40.81, "General," of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 40.81. - General.

All lands included within the development ~~shall~~must be suitable for various purposes proposed in the request for site plan approval. Further, no site plan ~~shall~~will be approved unless the Planning and Development Division Manager finds, after full consideration of all pertinent data, that the development can be served adequately with such normal public facilities and services as are suitable in the circumstances of the particular case. ~~The transportation standards, surface water management standards, water and sewer standards and the public safety standards, as adopted.~~ The standards set forth in all of the Engineering and Technical Manuals described in Section 5.20 of this Code are to be used in all site plans in addition to the standards below.

Section 20. Section 40.106, “Water and Sewer,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 40.106. - Water and sewer.

(a) *Conformance with County standards.* Individual wells and septic tanks may be allowed according to ~~sections~~Section 35.64(b)(1) of this Code and ~~subsections~~Subsections (b) and (c) of this section. Also, wells and septic tanks must have a minimum separation of seventy-five (75) feet from each other. Septic tanks and their drainfields must have a minimum separation of at least seventy-five (75) feet from the mean-high-water mark of any water body. Water and sewer service systems ~~shall~~must be designed in compliance with ~~the water and sewer standards contained in Appendix F the Seminole County, Florida Environmental Services Utilities Engineering Manual, as described in Section 5.20(b) of this Code,~~ in addition to the following standards (the location of a water/sewer plant in any zoning district shall require a special exception):

(b) *Water facilities.*

(1) All urban development is required to be on public or, ~~when~~ where accessible, on privately owned central potable water; however, wells may be used ~~when~~ where fire flows can be provided. Individual wells and privately owned central potable water must conform to the standards of Seminole County, the Florida Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection.

~~(2) Developments in the urban or rural area not accessible to existing central systems that construct their own system, including systems considered to be "package treatment plants" due to limited customer base and/or transmission facilities, shall dedicate said system to the County and construct and operate the facility in accordance with Chapters 17-550, 17-555 and 17-560, F.A.C., as amended, or their successor provisions, at the time of development order approval and submit a plan for future tie-in to the appropriate area-wide system, including method of financing the tie-in,~~

(c) *Sewer facilities.*

~~(4) All urban development is required to be on central sewer; however, septic tanks can be utilized when consistent with State of Florida Standards for Individual Sewage Disposal Facilities Section 35.64(b)(1) of the Seminole County Land Development Code.~~

~~(2) Access to "201" System interceptor lines that are outside of the adopted urban service areas is prohibited unless other important service and facility requirements are met, as defined throughout the development framework of the comprehensive plan.~~

~~(3) Development in the urban or rural area not accessible to existing central sewer systems that construct their own system, including systems considered to be "package treatment plants" due to limited customer base and/or transmission facilities, shall dedicate said system to the County and construct and operate the facility in accordance with Chapter 17-600, F.A.C., as amended, or its successor provisions, at the time of development order approval, and~~

~~submit a plan for future tie-on to the appropriate area-wide system, including method of financing the tie-in.~~

(d) *Placement and compatibility standards for water and sewer facilities.*

(1) ~~For new installations or newly expanded portions of water and sewer treatment facilities adjacent to residential land uses, the buffer standards as set forth in the design standards of this Code for industrial land uses shall be applied. The buffer standards as set forth in the design standards of this Code for industrial land uses must be applied to newly expanded portions of water and sewer treatment facilities adjacent to residential land uses.~~ The setback distances for these facilities ~~shall~~must be no less than one hundred (100) feet for water plants and no less than two hundred (200) feet for sewer plants from the property line of the adjacent residential land use.

(2) ~~For new water and sewer facility installations or newly expanded portions adjacent to non-residential land uses, the buffer standards and setback distances as set forth in the Design Standards of this Code for such uses shall be applied.~~

(3) ~~The buffer standards and setback distances provided herein shall be included within any setback distances required by Rule 17-555.312, F.A.C., as amended, or its successor provisions, and other applicable federal and state laws, rules or regulations.~~

Section 21. Section 40.111, “Fire Flow and Hydrant Requirements,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 40.111. Fire flow and hydrant requirements. Central water systems ~~shall~~must be designed and constructed for an economic life of not less than twenty (20) years and in accordance with the fire protection requirements of the insurance services office (ISO). ~~The Water and Sewer Standards in Appendix F and the Public Safety Standards in Appendix G shall be used as a~~ The Seminole County, Florida Environmental Services Utilities Engineering Manual

and the Seminole County, Florida Public Safety Technical Manual described in Section 5.20(b) and (c) of this Code set forth the minimum standard requirements for central water systems.

Section 22. Section 40.141, “General,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 40.141. - General.

The design, dedication, installation, inspections, and tests of required improvements ~~shall~~ must be accomplished in accordance with Part 8, Chapter 35. ~~Those~~ These required improvements and other requirements include:

- (a) ~~Utility lines.~~
- (b) ~~Sewer and water.~~
- (e)-(a) Drainage.
- (d)-(b) Curbs and gutters.
- (e)-(c) Streets.
- (f)-(d) Sidewalks.
- (g)-(e) Erosion control.
- (h)-(f) Street signs, pavement markings, and regulatory signs.
- (g) Required dedication or conveyance of right-of-way.
- (h) Required dedication or conveyance of easements related to surface water management.

Section 23. Section 75.5, “Application procedures,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 75.5. - Application procedures.

Applications for a permit, accompanied by the appropriate fee, as established by resolution, ~~shall~~ must be submitted to the ~~county engineer~~ County Engineer. The application

~~shall~~must be on a form approved and designated by the ~~county engineer~~County Engineer and in accordance with the procedure established by the ~~county engineer~~County Engineer. The ~~county engineer~~County Engineer, or his or her designee, shall, upon request for a permit application, provide to the applicant a copy of the current right-of-way utilization application procedures. Applications for access to state roads ~~shall~~must be submitted to the appropriate office of the ~~state department of transportation~~State Department of Transportation, which will then forward the application to the ~~county~~County for review and comment. All right-of-way use permits ~~shall~~must meet the specifications and guidelines set forth in this Code and the ~~Seminole County Transportation Standards~~Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

Section 24. Section 80.1, “Purpose and intent,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 80.1. - Purpose and intent.

The purpose of this ~~chapter~~Chapter is to establish the requirements of a construction permit and to provide standards and procedures for obtaining ~~said~~this permit. The intent of the ~~chapter~~Chapter is to ensure construction of paving and drainage facilities and improvements comply with approved plans, the ~~Seminole County Transportation and Surface Water Management Standards~~Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code and this Chapter.

Section 25. Section 80.3, “Application procedures,” of the Land Development Code of Seminole County, Florida is hereby amended to read as follows:

Sec. 80.3. - Application procedures.

Applications for a permit, accompanied by the appropriate fee, as established by resolution, ~~shall~~must be submitted to the ~~county engineer~~County Engineer. The application

~~shall~~must be on a form approved and designated by the ~~county engineer~~County Engineer and made in accordance with procedures as established by the ~~county engineer~~County Engineer. The ~~county engineer~~County Engineer, or his or her designee, shall, upon request for a permit application, provide to the applicant a copy of the current construction permit application procedures. All permits issued hereunder ~~shall~~must meet the requirements of this ~~chapter~~Chapter and the ~~Seminole County Transportation and Surface Water Management Standards~~Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

Section 26. Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative, or void, such section, paragraph, sentence, clause, phrase or word may be severed from this ordinance and the balance of this Ordinance will not be affected thereby.

Section 27. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made a part of the Seminole County Land Development Code and that the word “Ordinance” may be changed to “section,” “part,” or other appropriate word and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that Sections 10, 11, and 12 will not be codified.

Section 28. Effective Date. This Ordinance will become effective upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

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BE IT ORDAINED by the Board of County Commissioners of Seminole County, this

_____ day of _____, 2014.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

ROBERT DALLARI, Chairman

AEC/DGS/ljp
1/30/14

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