

**Article 9.
SUBDIVISION**

Table of Contents

Section	Page	
9.01	GENERALLY	1
9.01.01	Policy	1
9.01.02	Purpose	1
9.01.03	Conditions	1
9.01.04	Character of the Land	2
9.01.05	Jurisdiction	2
9.01.06	Maintenance	2
9.01.07	Plats Straddling Local Government Boundaries	2
9.01.08	Self-imposed Restrictions	2
9.01.09	Subdivision by Metes and Bounds	3
9.01.10	Subdivision Name	3
9.01.11	Public Purpose Sites	3
9.02	DEFINITIONS	3
9.03	LOTS	5
9.03.01	Arrangement	5
9.03.02	Dimensions and Design	5
9.03.04	Double Frontage	6
9.03.05	Access	6
9.03.06	Use of Subdivided Lots	6
9.04	GENERAL IMPROVEMENT REQUIREMENTS	6
9.04.01	Generally	6
9.04.02	Monuments	6
9.04.03	Stormwater Management	6
9.05	STREETS	7
9.05.01	General Requirements	7
9.05.02	Street Improvement Standards	7
9.05.03	Arrangement of Streets and Street Names	10
9.05.04	Blocks	10
9.05.05	Traffic Control and Street Name Signs	11
9.05.06	Street Lights	11
9.05.07	Termination of Streets	11
9.05.08	Intersections	12
9.06	UTILITIES	12
9.06.01	Generally	12
9.06.02	Sanitary Sewer	13
9.06.03	Water Supply	13
9.07	REVIEW PROCEDURES	13
9.07.01	Plat Approval Required	13

9.07.02	Pre-application Conference	14
9.07.03	Modified Procedure for Minor Subdivision	14
9.07.04	Modified Procedure for Lot Splits	14
9.07.05	Master Plans and Phasing	14
9.07.06	Preliminary Plat Review	16
9.07.07	Construction Plan Review	17
9.07.08	Final Plat Review	18
9.07.09	Options for Installation and Maintenance of Improvements	18
9.07.10	Required Dedications	20
9.07.11	Vacation and Annulment of Plats	20
9.07.12	Notice	21
9.08	SUBMITTALS	21
9.08.01	Generally	21
9.08.02	Preliminary Plat	21
9.08.03	Construction Plans	23
9.08.04	Final Plat	24

Article 9. SUBDIVISION

SECTION 9.01 GENERALLY

9.01.01 Policy

- A. It is hereby declared to be the policy of the Fort White Town Council to consider the subdivision of land and the development of a subdivision plat as subject to the control of the Fort White Town Council pursuant to the Comprehensive Plan for the orderly, planned, efficient, and economical development of the area.
- B. Land to be subdivided shall:
1. Aid in the coordination of land development in accordance with orderly physical patterns.
 2. Discourage haphazard, premature, uneconomic, or scattered land development.
 3. Ensure safe and convenient traffic control.
 4. Encourage development of an economically stable and healthful community.
 5. Ensure adequate utilities.
 6. Prevent periodic and seasonal flooding by providing adequate protective flood control and drainage facilities.
 7. Provide public open spaces and/or parks for recreation.
 8. Assure land subdivision with installation of adequate and necessary physical improvements.
 9. Assure that citizens and taxpayers will not have to bear the costs resulting from haphazard subdivision of land and the lack of authority to require installation by the subdivider of adequate and necessary physical improvements.
 10. Assure to the purchaser of land in a subdivision that necessary improvements of lasting quality have been installed.
 11. Serve as one of the several instruments of implementation for the Comprehensive Plan.

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

9.01.03 Conditions. Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the Town. The

subdivider has the duty of compliance with reasonable conditions established by the Town for design, dedication, improvement, and restrictive use of land so as to conform to the physical and economical development of the area and to the safety and general welfare of future property owners in the subdivision and of the community at large.

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

9.01.05 Jurisdiction

- A. These regulations shall apply to all subdivisions of land, as defined herein, located within the Town of Fort White.
- B. No land shall be subdivided within any area subject to these land development regulations until:
 - 1. The subdivider or his agent has obtained approval of the final plat by the Town Council; and,
 - 2. The approved final plat is filed with the Clerk of Circuit Court of Columbia County.
- C. No building permit shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these subdivision regulations.

9.01.06 Maintenance. Nothing in these subdivision regulations shall be construed as meaning that the Town shall take over maintenance any road, street, utility, public parking or other public area, or drainage facility related thereto, except those designed and built in accordance with Town requirements and accepted for maintenance by specific action of the Town Council.

9.01.07 Plats Straddling Local Government Boundaries. Whenever access to the subdivision is required across land in another government's jurisdiction, the Town Council may request assurance from that government's attorney that access is legally established, and that the access road is adequately improved or that a performance bond has been duly executed and is sufficient in amount to assure the construction of the access road.

9.01.08 Self-imposed Restrictions. If the subdivider places restrictions on any of the land contained in the subdivision greater than those required by these land development regulations, such restriction or reference thereto shall be indicated on the subdivision plat and/or recorded with the Clerk of Circuit County of Columbia County.

9.01.09 Subdivision by Metes and Bounds. The subdivision of any lot or parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease, shall be subject to all of the requirements of these subdivision regulations.

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

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

SECTION 9.02 DEFINITIONS

Words or phrases used in this Section shall be defined as set forth below or, if not set forth below, as defined in Chapter 177, Florida Statutes, or if not defined in either location, the work or phrase shall be interpreted so as to give it the meaning it has in common usage and to give this Section its most reasonable application.

Access means the primary means of ingress and egress to abutting property from a dedicated right-of-way.

Alley means a public or private right-of-way that affords only a secondary means of access to property abutting thereon.

Block means a tier or a group of lots existing with well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter, or other name through which it may be identified.

Collector Streets mean streets that serve as the connecting link for local streets and arterials. The traffic characteristics generally consist of relatively short trip lengths with moderate speeds and volumes.

Improvements mean street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, road and street signs, landscaping, permanent reference monuments ("PRM"s), permanent control points ("PCP"s), or any other improvements required by these subdivision regulations.

Local Streets mean streets whose primary function is to provide the initial access to the collector and arterial roadways. These facilities are characterized by short trips, low speeds, and small traffic volumes.

Lot Split means the division of a Parent Parcel, not located in a recorded or certified unrecorded subdivision, into two lots or parcels where the division creates at least one lot or parcel of 20 acres or less.

Minor Subdivision means a subdivision meeting the following criteria:

1. No more than 5 lots are created by the subdivision.
2. Each lot fronts on and takes direct access from an existing public roadway.
3. The subdivision encompasses the entire parent parcel.
4. The Parent Parcel is not part of a previous minor subdivision.
5. The lots in the subdivision do not take access from a major collector or arterial roadway as defined in the Fort White Comprehensive Plan.
6. The subdivision is not located within a ½-mile of another minor subdivision which: (1) was approved within the prior 5 years, and (2) was subdivided by the same person or entity that has a fee simple interest or an option to obtain fee simple interest in the proposed subdivision.

Open Spaces means undeveloped lands suitable for passive recreation or conservation uses.

Parent Parcel means:

- a. Each parcel or tract of land created prior to January 1, 2013, where such parcel was lawfully created under the Fort White subdivision regulations in effect at the time the parcel or tract was created.
- b. Each lot within a recorded subdivision.

Plat means a map or drawing depicting the division of land into lots, blocks, parcels, tracts, sites, or other divisions, however the same may be designated, and other information required by these land development regulations. The word plat includes the terms replat or revised plat.

Right-of-Way means land dedicated, deeded, used, or to be used for a street, alley, pedestrian way, crosswalk, sidewalk, bikeway, drainage facility, or other public uses, wherein the owner gives up his or her rights to the property so long as it is being or will be used for the dedicated purpose.

Soil Survey means the United States Department of Agriculture, Soil Service Soil Survey for Columbia County.

Street means a public or private roadway that affords the principal means of access to abutting property. Street includes lanes, ways, places, drives, boulevards, roads, avenues, or other means of ingress or egress regardless of the descriptive term used.

Subdivider means any person, firm, corporation, partnership, association, estate, or trust or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as herein defined, including a developer or an agent of a developer.

Subdivision means the division of a parent tract, whether improved or unimproved, into 2 or more lots or parcels of land, for the purpose whether immediate or future, of transfer of ownership, whether by deed, metes and bounds description, devise, lease, map, plat or parcel. The term shall not mean the division of land into parcels of more than 20 acres not involving any change in street lines; the transfer in property by sale, gift, or succession (testate or intestate) by the property owner to his or her spouse or lineal descendants in any undivided interest; the transfer of property between tenants in common for the purpose of dissolving the tenancy in common among those tenants if ordered by a court of competent jurisdiction. However, a transfer of property by sale, gift or succession (testate or intestate) shall not ensure that the new parcels are lots of records from the purpose of the Town's land development regulations. The term includes a re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land subdivider.

Utilities mean, but are not necessarily limited to, water systems, electrical power, sanitary sewer systems, stormwater management systems, and telephone or television cable systems; or portions, elements, or components thereof.

SECTION 9.03 LOTS

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

9.03.02 Dimensions and Design. Lot dimensions, shall comply with any minimum standards as established within any land development regulations of the Town and provided that the lot length shall not exceed three (3) times the width of lots. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless variation from this rule will provide a better street or lot plan. The entrance of automobiles from the lot to the street shall be approximately right angles or radial to street lines. Corner lots shall be sufficiently wider and larger to permit additional yard area. Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage

shall be coordinated with the general storm water drainage pattern for the area in accordance with approved construction plans.

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

9.03.04 Access. Lots shall not derive access from an existing street except within a minor subdivision.

9.03.05 Use of Subdivided Lots. The proposed use of lots within any subdivision shall comply with those uses permitted by the Comprehensive Plan and these land development regulations.

Section 9.04 GENERAL IMPROVEMENT REQUIREMENTS

9.04.01 Generally.

- A. Where required by these land development regulations, the subdivider shall grade and improve streets; install sidewalks, street name signs, street lights, fire hydrants, and curbs and gutters, place monuments and corner stakes and install sanitary sewer and water mains and stormwater facilities in accordance with the specifications of these land development regulations and any other specifications established by the Town. Required improvements shall be paid for by the subdivider.
- B. In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules, and regulations:
 - 1. Applicable state statutory provisions and state and regional agency rules, including the rules and regulations of the Florida Department of Transportation if the subdivision or any lot contained therein abuts a State highway. The roadway and drainage regulations of Columbia County shall apply if the subdivision or any lot contained therein abuts a County road.
 - 2. The Florida Building Code in effect at the time of submission.
 - 3. Other applicable land development regulations of the Town.
 - 4. The Comprehensive Plan in effect at the time of submission.

9.04.02 Monuments. The subdivider shall adhere to the requirements of Chapter 177, Florida Statutes.

9.04.03 Stormwater Management. All subdivisions shall comply with the stormwater management requirements of the Suwannee River Water Management District.

SECTION 9.05 STREETS.**9.05.01 General Requirements.**

- A. The arrangements, character, extent, width, grade, and location of all streets shall conform with the Comprehensive Plan, where applicable, and shall be considered in their relations to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed uses of land to be served by such streets. Streets within a subdivision shall be dedicated to the perpetual use of the public and shall be designed and constructed in accordance with the standards established in these land development regulations. However, the Fort White Town Council may approve private streets when constructed to the specifications of these land development regulations and when adequate provision for initial installation and future private maintenance is made for such streets.

- B. Work performed under these land development regulations concerning road right-of-way clearing and grubbing, earthwork, stabilizing, and construction of a base and surface course shall meet the minimum requirements of the Florida Department of Transportation (FDOT) Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways, latest edition and amendments, (Florida Greenbook) where applicable, unless stated otherwise herein. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided herein. The provisions of those specifications pertaining to basis of payment are not applicable to these land development regulations.

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

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

- E. It is the policy of the Fort White Town Council to require paving for the development of all streets and roads in the Town of Fort White.

9.05.02 Street Improvement Standards.

- A. Street improvements shall be provided as required by the street improvement schedule below.

- B. For purposes of the street improvement schedule, subdivisions are divided into the following classifications:

- A-Type: Commercial and industrial subdivisions
- B-Type: Residential subdivisions where any lot is less than or equal to 40,000 square feet.
- C-Type: Residential subdivisions where all lots are greater than 40,000 square feet but less than or equal to 5 acres.
- D-Type: Residential subdivisions where all lots are greater than 5 acres.

C. Where the proposed subdivision includes an existing street, said street shall also be improved as required to conform with this schedule.

D. Street Improvement Schedule

Subdivision Classification >>	A	B	C	D
Grading and Centerline Gradients	Maximum: 8% Minimum: 0.3%	Maximum: 8% Minimum: 0.3%	Maximum: 8% Minimum: None	Maximum: 8% Minimum: None
Collector Streets	Wearing Surface: 36 feet Minimum ROW: 80 feet	Wearing Surface: 36 feet Minimum ROW: 80 feet	Wearing Surface: 36 feet Minimum ROW: 80 feet	Wearing Surface: 36 feet Minimum ROW: 80 feet
Local Streets	Wearing Surface: 24 feet Minimum ROW: 60 feet	Wearing Surface: 20 feet Minimum ROW: 60 feet	Wearing Surface: 20 feet Minimum ROW: 60 feet	Wearing Surface: 20 feet Minimum ROW: 60 feet
Curb and Gutter	Required	Required	Curbs not required	Curbs not required
Stabilized Shoulders			If no curbs, shoulders shall be stabilized with a minimum Limerock Bearing Ratio (LBR) of 30 and have a minimum compacted thickness of 6 inches.	
Roadside Swales			If no curbs, swales shall have side and back slopes no steeper than 4 to 1. Run-off may be accumulated and carried in the swales in the	

Subdivision Classification >>	A	B	C	D
			ROW up to but not above the point where flooding of the shoulders or roadside property would occur. Water in excess of this quantity shall be diverted from the roadside swales and carried away by storm sewers or other approved means.	
Subgrade	Subgrade shall have a compacted thickness of 12 inches, LBR of 40, and compacted to the density required by FDOT Florida Greenbook. Where soil classified as American Association of State Highway Transportation Officials (AASHTO) soil groups A-6 or A-7 are encountered in the subgrade, such materials shall be removed to a minimum depth of 24 inches below the road base and replaced with acceptable material. Where soil classified as AASHTO soil group A-8 is encountered in the subgrade, all such materials shall be removed.			
Pavement Base	Six (6) inches of compacted limerock shall be placed above the subgrade and stabilized to have a minimum Florida Bearing Value (FBV) of 75 and compacted to 98% of Standard Proctor Density (American Society for Testing Materials (D1557)).			
Wearing Surface: Arterials	1 ½ inches of Type S-III asphaltic concrete surface course.			
Wearing Surface: All Other Streets	1 ¼ inches of Type S-III asphaltic concrete surface course.			
Grassing	Seeding and mulching shall be performed on all areas within the ROW, except that part of the ROW covered by a wearing surface or, where these land development regulations do not require a wearing surface, that part covered by the pavement base. Sodding may be required in areas of high erosion potential.			
Concrete Sidewalks	Required by commercial uses, but not industrial	Required.	Not required.	Not required.
Quality	The subdivider shall required to have a qualified soils and			

Subdivision Classification >>	A	B	C	D
Control	materials testing laboratory certify to the Fort White Town Council that all materials and improvements entering into the compelte work and in compliance with these land development regulations. All costs shall be borne by the subdivider and copies of the test results shall be submitted to the Fort White Town Council with the final plat. There shall be a minimum of one (1) LBR test for each ½ - mile of roadway or fraction thereof. Additional tests for LBR shall be required if, in the opinion of the Town, a change in soil is apparent.			

9.05.03 Arrangement of Streets and Street Names.

- A. Streets shall be related appropriately to topography. All streets shall be arranged so as to place as many building sites as possible at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
- B. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
- C. Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Fort White Town Council, such extension is neither necessary nor desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.
- D. In commercial and industrial development, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian traffic.
- E. All street names shall conform to Columbia County’s street naming and addressing system and shall be coordinated with Columbia County.

9.05.04 Blocks.

- A. Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to existing streets, railroads, or adjacent property lines.

- B. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 800 feet, nor less than 200 feet in length.
- C. The Fort White Town Council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
- D. Pedestrian ways or crosswalks, not less than 10 feet wide, may be required by the Fort White Town Council through the center of blocks that are 800 feet long or more where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities.

9.05.05 Traffic Control and Street Name Signs.

- A. Traffic control signs as stop signs, speed limit signs, etc., for all subdivisions, all road and street signs shall be designed in number and location to meet FDOT standards and shall be shown on the preliminary plat. Prior to approval of the final plat, the subdivider shall install all required traffic control signs as approved by the Fort White Town Council.
- B. Street name signs shall be placed by the subdivider at all intersections within or abutting the subdivision. The type and location of the sign shall be approved by the Fort White Town Council, shall be submitted as part of the preliminary plat, and shall conform to the Columbia County's street naming and addressing system.

9.05.06 Street Lights.

- A. Installation of street lights is not required unless the Fort White Town Council determines the public's safety justifies installation of street lights.
- B. If street lights are required, they shall be installed by the subdivider and constructed in accordance with the standards of the Fort White Town Council.

9.05.07 Termination of Streets.

- A. Dead-end streets are not permitted in any proposed subdivision under these land development regulations. For purposes of these land development regulations, stub streets, as provided below, are not to be considered dead-end streets.
- B. The arrangement of streets shall provide for the continuation of arterial and collector streets between the proposed subdivision and adjacent properties where such continuation is necessary to convenient movement of traffic, effective fire protection, efficient provision of utilities, or where such continuation is in accordance with the Comprehensive Plan.
- C. If property adjacent to the proposed subdivision is undeveloped and the street must temporarily be a stub street (a street planned for future continuation), the street right-of-way shall be extended to

the property line of the proposed subdivision. All stub streets that are 250 feet or less shall have a temporary T-shaped or L-shaped turnabout, while stub streets that are greater than 250 feet shall have a temporary cul-de-sac turnabout.

- D. There shall be a notation on the final plat that the land used for a temporary T-shaped or L-shaped cul-de-sac or turnabout that is outside the normal street right-of-way shall revert to abutting landowners whenever the street is continued. The subdivider of the adjoining area shall pay the cost of restoring any stub street to its original design cross-section and extending the street. The Fort White Town Council may limit the length of the temporary stub street in accordance with the design standards of these land development regulations.
- E. Cul-de-sacs shall be provided with a turnaround having an outside radius of at least 75 feet, and a street property line radius of at least 85 feet. Cul-de-sacs shall have a maximum length of 1,320 feet including the turnaround.

9.05.08 Intersections.

- A. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new streets at an angle of less than 75 degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least 10 feet therefrom. No more than two streets shall intersect at any one point unless specifically approved by the Fort White Town Council.
- B. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with an existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than 125 feet shall not be permitted. Where proposed streets intersect major streets, their alignment shall be continuous.
- C. Minimum curb radii at the intersection of two local streets shall be at least 20 feet, and a minimum curb radius at an intersection involving a collector street shall be at least 25 feet. Abrupt changes in alignment within a block shall have the corners cut off in accordance with standards engineering practice to permit safe vehicular movement.

Section 9.06 UTILITIES.

9.06.01 Generally

- A. New central water and sanitary sewer systems where required by the Town's Comprehensive Plan shall be designed by a Florida registered engineer in accordance with all applicable regulations of the County Health Department, the Florida Department of Environmental Protection, the Suwannee River Water Management District, and the Florida Department of Health.
- B. Normally, utility easement across lots or centered on rear or side lot lines will not be permitted. Where, due to topography or other circumstances beyond the control of the subdivider, such

easements are deemed by the Fort White Town Council to be necessary to the reasonable development of the property, such easements shall be at least 15 feet wide and centered as near as practical between the lots.

9.06.02 Sanitary Sewer

- A. The requirements of the Infrastructure Element of the Fort White Comprehensive Plan shall be met with regard to the provision of sanitary sewer facilities within a subdivision.
- B. All sewer lines serving lots within the subdivision shall be designed to operate on a gravity flow basis wherever possible. All sewer lines shall be installed by the subdivider prior to the paving streets within the subdivision.
- C. Where lots are not required to be served by the extension of the publicly-owned sanitary sewer system, an alternate method of sewage disposal for each lot may be used in compliance with all applicable standards of the County and State health departments, the Florida Department of Environmental Protection, and any other regional, state, or federal agency, as applicable. Alternative methods of sewage disposal shall be so installed as to simplify later connections to a publicly-owned sanitary sewer system as service becomes available.

9.06.03 Water Supply.

- A. The requirements of the Infrastructure Element of the Fort White Comprehensive Plan shall be met with regard to the provision of potable water facilities within a subdivision.
- B. Where connection to the publicly-owned water supply is not required, an alternate supply may be used when in compliance with all applicable standards of the County and State health departments, the Florida Department of Environmental Protection, and any other regional, state, or federal agency, as applicable.
- C. Where connection to the publicly-owned water supply is required, the water lines shall be sized, and shall have stub outs, to allow for the installation of fire hydrants within the subdivision in such a manner as to comply with all applicable County and State fire code requirements.
- D. New subdivisions shall be constructed to meet relevant ISO fire flow standards.

Section 9.07 REVIEW PROCEDURES.

9.07.01 Plat Approval Required. Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his or her authorized agent, shall apply for an secure approval of such proposed subdivision in accordance with the procedures set forth in this Article.

9.07.02 Pre-application Conference. The subdivider or his or her representative shall have a pre-application conference with the Development Review Coordinator and other departments or agencies as the case may require, in order that the subdivider may become familiar with the requirements of these land development regulations, and any provisions of the Comprehensive Plan affecting the land in which the proposed subdivision is located.

9.07.03 Modified Procedure for Minor Subdivisions. Proposed subdivisions meeting the criteria of a Minor Subdivision as defined herein shall be reviewed by the Planning and Zoning Board prior to final approval by the Fort White Town Council, but shall not otherwise have to comply with Sections 9.07.06 and 9.07.07. A final plat may be prepared directly following the pre-application conference in accordance with the final plat procedure as outlined in Section 9.07.08.

9.07.04 Modified Procedure for Lot Splits.

- A. Proposed subdivisions meeting the criteria of a Lot Split as defined herein shall not have to comply with the platting requirements herein so long as all of the conditions below are met:
1. Each proposed lot must conform to the requirements of these land development regulations and the Town of Fort White Comprehensive Plan, and must be shown on a boundary survey prepared by a Florida Registered Survey.
 2. Each lot shall abut and take direct access from a public street. In the alternative, the two lots may share a joint driveway providing access to a public street. Such access shall be direct and may not be by way of any other access easement serving other lots or parcels.
 3. If the street right-of-way does not conform to the design specifications of these land development regulations, the owner may be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.
- B. If the proposed lot split meets the conditions of this section and otherwise complies with all applicable laws and ordinance, the Development Review Coordinator shall approve the application and the attached boundary survey. The Development Review Coordinator shall establish a procedure for recording and monitoring lot splits.
- C. Any further division of a parent tract shall be deemed a subdivision and shall comply with all platting requirements of these regulations.

9.07.05 Master Plans and Phasing

- A. If a subdivision is going to be developed in multiple phases, then a master plan for the entire development site must be approved by the Fort White Town Council.
- B. A master plan shall provide the following information for the entire subdivision. These requirements do not substitute for any information required to be provided as part of a preliminary plan, final plat, or construction plans as provided in this Section.

1. A concept plan for the entire master plan area.
 2. A development phasing schedule including the sequence for each phase.
 3. Total acreage in each phase and gross density (residential) and intensity (non-residential) of each phase.
 4. Number, height, and type of residential units.
 5. Floor area, height, and types of residences, office, commercial, industrial, and other proposed uses.
 6. Total land area, and approximate location and amount of open space included in each residential, office, commercial, and industrial area.
 7. Approximate location of proposed and existing streets, sidewalks, and bicycle lanes, including points of ingress and egress.
 8. Approximate location and acreage of any proposed public use facilities such as parks, school sites, and similar public or semi-public land uses, if any.
 9. Each proposed phase of the development shall include a proportionate share of the proposed recreational and open space, and other site and building amenities of the entire development, except that more than a proportionate share of the total amenities of the entire development, except that more than a proportionate share of the total amenities may be included in the earlier phases with corresponding reductions in the later phases.
 10. A vicinity map of the area within one-half mile surrounding the site showing land use and zoning designations, traffic circulation systems, major public facilities, and municipal boundary lines.
 11. Other documentation necessary to permit satisfactory review under the requirements of these land development regulations and Comprehensive Plan, or other federal, state, or regional regulations that may be applicable and required by special circumstances in the determination of the Land Development Regulation Administrator.
- C. The master plan must be submitted simultaneously with an application for review of a preliminary plat for the first phase of the development, and must be approved prior to approval of the preliminary plat for the first phase. Once a complete master plan has been submitted to the Town, it will be considered, in the first instance, at a regularly-scheduled public meeting of the Planning and Zoning Board. After the Master Plan has been considered by the Planning and Zoning Board, it will then be forwarded to the Fort White Town Council where it will either be approved, denied, or approved with conditions at a regularly-scheduled public meeting.

- D. An approved master plan shall provide vested rights for residential density, non-residential intensity, conceptual site layout, common areas, and ingress and egress points. A master plan shall not be treated as a zoning district. Any and all development and subsequent use of land, water, and structures within the area covered by a master plan must be in compliance with the provisions of the land use district in which the development is located.
- E. After the approval of a master plan, and the conditions and auxiliary documentation that govern it, and all development and subsequent land, water, and structures within the area covered by a master plan must be substantially in compliance with the approved master plan and its conditions and auxiliary documentation.
- F. Approval of a master plan shall not be construed as the issuance of any development order or as an approval of preliminary or final plats for any phase of a subdivision. Any material change to a master plan must be approved prior to any preliminary or final plat being approved based on the change.
- G. When considering proposed plats based on an approved master plan, the Fort White Town Council shall approve plats, or elements thereof, that are substantially in compliance with an approved master plan. This shall not be construed as limiting the ability of the Fort White Town Council to enforce any adopted subdivision regulations, zoning district regulations, and other land use regulations that pertain to items that are not vested through a master plan, as outlined in D above.
- H. If the Town discovers noncompliance with an approved master plan, the Town may withhold any permit, certificate, or license to construct, occupy, or use any part of the development. This will not be construed to injure the rights of tenants of previously completed and property occupied phases.
- I. Access points (e.g. driveways) directly onto the City street system must be in substantial compliance with the approved master plan. Access points other than those approved locations shown on the master plan are not guaranteed or vested.

9.07.06 Preliminary Plat Review.

- A. The subdivider shall submit to the Development Review Coordinator preliminary plat materials in accord with Section 9.08.
- B. In order to allow review of the safety of the proposed locations where new subdivision roads will connect with Town, County, or State roads, all such points of connection shall, at the time of submittal of the preliminary plat materials, be flagged at the right-of-way line.
- C. The Development Review Coordinator shall transmit copies of the preliminary plat materials to Town departments or agencies as may be required for proper review of the proposed plat.

- D. Following review by Town staff, the Development Review Coordinator shall place the preliminary plat on the next available agenda of the Planning and Zoning Board for review to determine conformity with the Comprehensive Plan and these land development regulations. At the meeting, any person may appear in person or by agent. The Planning and Zoning Board shall recommend approval, approval subject to conditions, or disapproval of the preliminary plat to the Fort White Town Council. In approving subject to conditions or in disapproving, the reasons for such action shall be stated in writing to the subdivider and to the Fort White Town Council. Reference shall be made to the specific sections of these land development regulations, the Comprehensive Plan, or other ordinances or regulations with which the preliminary plat do not comply.
- E. After review and recommendation of the Planning and Zoning Board, the Fort White Town Council shall consider approval, approval with conditions, or disapproval of the preliminary plat at its next regularly scheduled meeting as part of a previously prepared agenda. At the meeting, any person may appear in person or by agent. The reasons for approving the preliminary plat subject to conditions or disapproving shall be stated in writing to the subdivider. Reference shall be made to the specific sections of these land development regulations, the Comprehensive Plan, or other ordinances or regulations with which the preliminary plat do not comply.
- F. The action of the Fort White Town Council shall be noted on two (2) copies of the preliminary plat. One copy shall be returned to the subdivider and the other retained in the office of the Development Review Coordinator.
- G. Approval of the preliminary plat shall not constitute approval of the final plat. Approval of the preliminary plat shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. Any change in the number and configuration of lots and/or the addition of a new street subsequent to preliminary plat approval shall require the subdivider to re-submit the preliminary plat and follow the procedures for approval of the preliminary plat. Approval of the preliminary plat shall be valid for a period of 24 months, but may be extended by a request from the subdivider and approval of the Fort White Town Council for a period not to exceed an additional 12 months, provided the request for extension is made prior to the expiration of the initial approval period. After the expiration date, the subdivider must re-submit the preliminary plat and follow the procedures for approval of the preliminary plat.

9.07.07 Construction Plan Review.

- A. Following preliminary plat approval by the Fort White Town Council, the subdivider shall submit to the Development Review Coordinator construction plan materials in accord with the requirements of Section 9.08 below.
- B. The Development Review Coordinator shall transmit copies of the construction plan materials to the members of the Technical Review Committee. The subdivider shall transmit copies to other non-Town departments or agencies as may be required.

- C. The Development Review Coordinator shall transfer the construction plan materials to the Town Engineer for property review of the plans. Upon review and input from the Town Engineer, the Development Review Coordinator shall approve the plans, approve the plans with conditions, or disapprove the plans. If the construction plans are approved subject to conditions, or disapproved, the Development Review Coordinator shall state in writing to the subdivider the specific sections of these land development regulations, the Comprehensive Plan, or other ordinances or regulations of the Town with which the construction plans do not apply.
- D. Upon approval of the construction plans by the Development Review Coordinator, the subdivider may proceed with site development and the installation of improvements in accordance with the approved construction plans, subject to the approval of other agencies having authority and any requirement of the Town for building or construction permits. In the event of minor changes or deviations from the approved construction plans are necessary due to requirements caused by actual construction or other necessary causes, the Development Review Coordinator may authorize such minor changes or deviations. If the Development Review Coordinator finds the changes to be significant, the subdivider shall re-submit the construction plans and follow the procedures for approval of the construction plans.

9.07.08 Final Plat Review.

- A. Following approval of the preliminary plat and construction plans and while the preliminary plat approval is in effect, the subdivider shall submit to the Development Review Coordinator final plat materials in accord with the requirements of Section 9.08 below.
- B. The final plat shall include the information showing compliance with any conditions imposed at the time of conditional approval of the preliminary plat or of the construction plans. Also, the final plat shall conform to all applicable provisions of Chapter 177, Florida Statutes.

9.07.09 Options for Installation and Maintenance of Improvements.

- A. A final plat shall not be approved by the Town Council unless:
1. Required improvements have been installed and accepted by the Town pursuant to the requirements of B below; or
 2. The developer provides assurance that the required improvements will be installed within a reasonable period of time pursuant to the requirements of C below.
- B. When improvements are installed and completed prior to final plat approval, the following shall occur prior to final plat approval by the Town Council:
1. The Development Review Coordinator, Town Engineer, and any other necessary Town officials have inspected the construction work and have determined that the work has been

completed in a satisfactory manner in compliance with the construction plans and the requirements of these land development regulations.

2. A maintenance agreement and security shall be provided to assure the Town that all required improvements shall be maintained by the developer, according to the following requirements:
 - a. The period of maintenance shall be a minimum of one (1) year.
 - b. The maintenance period shall begin with the acceptance by the Town of the improvements.
 - c. The security shall be in the amount of 15% of the construction cost of the improvements. At the end of the one-year period, the subdivider shall apply to transfer such improvement maintenance to the Town. Before said improvements are accepted for maintenance and the surety released by the Town Council, the Town Engineer shall certify that such improvements are in good repair.

C. When required improvements are to be installed after final plat approval, the Town Council shall not approve the final plat unless:

1. The developer has offered a surety device that will guarantee construction of the improvements within a reasonable period of time as set by the Town Council. Such surety shall:
 - a. Cover at least 125 percent of the estimated cost of all required improvements with estimated costs to be established by bona fide bids of one or more contractors on the required improvements, or a copy of all executed contracts for the installation of the required improvements.
 - b. Be conditioned upon the faithful performance by the subdivider of:
 - (1) All work required to complete all improvements and installations for the subdivision or unit division thereof, in compliance with these land development regulations and within a specified time as determined between the subdivider and the Fort White Town Council; and
 - (2) Maintenance of the improvements for one (1) year after acceptance of the improvements by the Town. The surety amount may be reduced to 15% of the construction cost during the one-year maintenance period.

9.07.10 Required Dedications.

- A. Where the improvements within a subdivision are to be dedicated to the Town of Fort White, dedication in substantially the following form shall appear on the final plat:

[NAME OF OWNER] certifies ownership of [COMPLETE NAME OF PLAT] shown and described hereon, and does hereby dedicate and set apart all of the [INDICATE ONLY THE FOLLOWING WHICH ACTUALLY APPLY - streets, alleys, walks, thoroughfares, front, rear, and side lot line utility easements, parks and other open spaces, canals and drainage and other easements] shown and described on this plat, for said uses and purposes to the Town of Fort White forever.

- B. Where the improvements within a subdivision are to be privately owned and maintained, a dedication in substantially the following form shall appear on the plat:

[NAME OF OWNER] certifies ownership of [COMPLETE NAME OF PLAT] shown and described hereon, and does hereby dedicate and set apart all of the [INDICATE ONLY THE FOLLOWING WHICH ACTUALLY APPLY - streets, alleys, walks, thoroughfares, front, rear, and side lot line utility easements, parks and other open spaces, canals and drainage and other easements] shown and described on this plat, for said uses and purposes to the property owners of [COMPLETE NAME OF PLAT], their successors, assigns, respective guests, licensees, invitees, utilities serving the Subdivision, emergency and law enforcement personnel serving the Subdivision, and other persons providing essential services to the Subdivision forever. Subject, however, to any rights dedicated to the Town of Fort White by this Plat.

9.07.11 Vacation and Annulment of Plats.

- A. The vacation and annulment of plats shall be according to Chapter 177, Florida Statutes. In addition, the Fort White Town Council may, on its own motion, order the vacation and revision to acreage of all or any part of a subdivision within its jurisdiction including the vacation of streets or other parcels of land dedicated for public purposes or any of such streets or other parcels, when: (1) the plat of which subdivision was recorded as provided by law not less than five (5) years before the date of such action, and (2) in which subdivision or part thereof not more than 10 percent of the total subdivision area has been sold as lots by the original subdivider or his or her successor in title. Such action shall be based on a finding by the Fort White Town Council that the proposed vacation and reversion of subdivided land to acreage conforms to the Comprehensive Plan and that the public health, safety, economy, comfort, order, convenience, and welfare will be promoted thereby. Before acting on a proposal for vacation and reversion of subdivided land to acreage, the Fort White Town Council shall hold a public hearing thereon with due public notice.
- B. No owner of any parcel of land in a subdivision shall be deprived by the reversion to acreage of all or any part of the subdivision of reasonable access to existing facilities to which such parcel has theretofore had access, provided that such access remaining or provided after such vacation need not be the same as that theretofore existing, but shall be reasonable equivalent thereto.

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

9.07.12 Notice.

- A. The contents of notices, and the description of the different types of notice, shall be as set forth in Section 10.12 of this Code.
- B. Notice shall be provided under this Article as set forth in the Table below.

Required Notice	
Preliminary Plat Review by Planning & Zoning Board and Town Council	<ul style="list-style-type: none"> • Site Posting • Newspaper Notice
Final Plat Review by Town Council	<ul style="list-style-type: none"> • Newspaper Notice

SECTION 9.08 SUBMITTALS

Section 9.08.01 Generally.

- A. All preliminary and final plats shall be prepared by a Florida Registered Surveyor.
- B. Construction plans and specifications for required improvements shall be prepared by a Florida Registered Professional Engineer.
- C. The subdivider shall present a letter to the Fort White Town Council certifying that he or she has employed a Florida Registered Surveyor and a Florida Registered Professional Engineer to prepare the required documents.

Section 9.08.02 Preliminary Plat.

- A. The preliminary plat shall be drawn clearly and legibly at a scale of at least one (1) inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a 3-inch binding margin on the left side and a ½ - inch margin on the other three (3) sides. If more than one (1) sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet.
- B. Four (4) sets of the preliminary plat and necessary supporting material shall be submitted for Town staff review. Once the preliminary plat has been reviewed and revised, nine (9) revised copies shall be submitted for the Planning and Zoning Board review hearing. In addition, the applicant shall submit an electronic PDF version of the preliminary plat.
- C. The preliminary plat shall contain the following information:

1. Proposed name of subdivision, and existing name if resubdivision is proposed.
2. Name, address, telephone number of the subdivider and agent of the subdivider.
3. Name, address, telephone number, and registration number of surveyor and engineer.
4. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
5. Existing contours at 5-foot intervals based on U.S. Coastal and Geodetic Datum for the tract to be subdivided and extending 25 feet beyond the tract boundary.
6. Vicinity map showing location with respect to existing roads, landmarks, section lines, and quarter section lines, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but at a scale of not less than 1 inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the vicinity map.
7. Boundary line of the tract, by bearing and distance, shown with a heavy line.
8. Legal description of the tract to be subdivided.
9. Names of owners of adjoining land with the land acreage or, if developed, names of abutting subdivisions.
10. Existing streets, utilities, and easements on and adjacent to the tract, including the name, purpose, location, and size of each and the invert elevation of sewers.
11. Other existing improvements including buildings on adjacent to the tract.
12. Preliminary layout including streets and easements with dimensions and street names, lot lines with appropriate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
13. Block letters and lot numbers, lot lines, and scaled dimensions.
14. Zoning district boundaries on and abutting the tract.
15. Proposed method of water supply, sewage disposal, drainage, and street lighting.
16. Minimum building front yard setback lines as required by these land development regulations.

17. Typical street cross-sections for each street type and the location of all road and street signs and street name signs as required within these land development regulations shall also be noted on a separate sheet.
18. Natural features, including areas of high aquifer recharge, native communities and ecosystems, listed plant and animal habitat, and heritage and champion trees.
19. Surface drainage and direction of flow and method of disposition and retention indicated.
20. Soil survey map.
21. Subsurface conditions of the tract showing: subsurface soil, rock and groundwater conditions, location and results of soil percolation tests, and location and extent of poor soils.
22. Existing and proposed covenants and restrictions.
23. Inscription stating "NOT FOR FINAL RECORDING".
24. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the Fort White Town Council for full and proposed consideration of the proposed subdivision.

9.08.03 Construction Plans.

- A. Plans for the required improvements shall be prepared for the approval by the Development Review Coordinator prior to construction and after approval of the preliminary plat. Construction plans shall show the proposed locations, sizes, grades, and general design features of each facility.
- B. Four (4) sets of the construction plans and necessary supporting material shall be submitted for Town staff review. In addition, the applicant shall submit an electronic PDF version of the preliminary plat.
- C. Construction plans shall be drawn to a scale of 1 inch represents 100 feet or larger and shall consist of the following:
 1. A topographic map of the subdivision with a maximum contour interval of 1 foot where overall slopes are 0 percent to 2 percent, 2 feet where slopes are over 2 percent, based on U.S. Coastal and Geodetic Datum. This topographic map shall be prepared by a land surveyor.
 2. A contour drainage map of the basins within the proposed subdivision, with the size of each basin shown in acres. The outlines and sizes, in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each

drainage area shall be clearly delineated. Flow paths shall be indicated throughout. Existing and proposed structures affecting the drainage shall be shown.

3. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures, and other proposed subdivision improvements.
 4. Plans and profiles for all proposed streets and curbs are required. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of 300 feet from point of intersection.
 5. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations, and fire hydrants, where the installation of such facilities are required by these land development regulations.
 6. Plans for all road and street signs and street name signs showing the location of such signage and any other traffic safety control devices, which is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 7. Other information on the construction plans as may be required by the Technical Review Committee.
- D. Upon completion of improvements in the subdivision, the subdivider shall submit three (3) blue line sets and one (1) reproducible set of blue prints showing “as-built” improvements.

9.08.04 Final Plat.

- A. The final plat shall be drawn clearly and legibly at a scale of at least 1 inch equals 100 feet using a sheet size of 24 inches by 36 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a 3-inch binding margin on the left side and a ½ - inch margin on the other three (3) sides. If more than one (1) sheet is required, an index map relating to each sheet to the entire subdivision shall be shown on the first sheet.
- B. Four (4) sets of the final plat and necessary supporting material shall be submitted for Town staff review. Once the final plat has been reviewed and revised, nine (9) revised copies shall be submitted for the Town Council review hearing. In addition, the applicant shall submit an electronic PDF version of the preliminary plat.
- C. The final plat shall contain the following information:
 1. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each street included and shall

- have legible lettering of the same size and type including the words “section,” “unit,” “replat,” “amended,” etc.
2. Name and address of subdivider.
 3. North arrow, graphic scale, and date of plat drawing.
 4. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but at a scale of not less than 1 inch equals 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.
 5. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest 1/100 foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed 1 in 5,000.
 6. Legal description of the tract.
 7. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivision.
 8. Locations of environmentally sensitive areas to be set aside as open space or protected through a conservation easement.
 9. Bearing and distance to permanent points on the nearest existing street lines of benchmarks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 10. Municipal and County lines shall be accurately tied to the lines of the subdivision by distance and angles which such lines traverse or are reasonable close to the subdivision.
 11. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 12. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 13. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
 14. Street right-of-way lines shall show deflection angles of intersection, radii, and lines of tangents.
 15. Lot lines shall be shown with dimensions to the nearest 1/100 foot and bearings.

16. Lots shall be numbered in numerical order and blocks lettered alphabetically.
 17. Accurate location and description of monuments and markers.
 18. Minimum building front yard setback lines as required by these land development regulations.
 19. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 20. Covenants and restrictions notice in accordance with Chapter 171.091(28), Florida Statutes.
- D. The following certificates shall appear on the final plat, and shall be properly signed before the final plat is submitted to the Fort White Town Council and the Certificate of Approval by the Fort White Town Council shall be properly signed after the final plat is approved by the Town Council.
1. Certificate of Surveyor.
 2. Certificate of Approval by the County Property Appraiser.
 3. Certificate of Approval by the Town Reviewing Surveyor.
 4. Certificate of Approval by County Health Department.
 5. Certificate of Approval by the Town Attorney.
 6. Certificate of Approval by the Fort White Town Council.
- E. The following shall also be included on the final plat:
1. A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 2. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 3. Title certification as required by Chapter 177, Florida Statutes.

