

DIVISION 3. - SIDEWALKS AND DRIVEWAYS

Sec. 29-91. - Sidewalk and driveway specifications.

The following specifications control the construction of all sidewalks and driveways within the corporate limits of the city except as otherwise determined by the city engineer based on technical justification:

- (1) *Grade.* Elevation of finished sidewalk grade on the streets without curb and gutter will be at the same elevation of the crown of the road, with a slope toward the road of one-quarter inch per foot. Where curb and gutter is used, the slope shall be one-quarter inch per foot, upward from the top elevation of the concrete curb.
- (2) *Excavation.* Excavation or fill shall be made to the depth ~~or fill~~ required to bring to grade the finished sidewalk as indicated in subsection (1) of this section; subgrade or base shall be compacted to a firm and even surface, true to grade and cross section by means of watering and/or tamping and rolling.
- (3) *Forms, width and thickness.* Sidewalk forms can be either wood or metal. Forms shall be straight, free of warps or bends, and shall be of sufficient strength when staked to withstand the pressure of the concrete without springing. If wood, they shall be of two-inch surfaced lumber; if metal, they shall be of approved type sections and shall have a flat surface on top. Forms shall have depth of at least four inches. Width of the sidewalk shall be four feet when fronting on local streets, and five feet when fronting on collector or arterial streets. Block lengths shall be five feet. Thickness shall be at least four inches.
- (4) *Composition of concrete.* ~~The~~ Concrete shall have a compressive strength of 3,000 pounds per square inch at 28 days. The slump cylinder compressive test shall be from three to five inches. No mesh will be required unless specified by the city engineer based on technical justification or when the sidewalk is part of a driveway, then six by six, six-gauge, wire mesh will be placed in driveway and sidewalk area, and concrete thickness shall be six inches Driveways areas within right-of-ways and sidewalks within driveway areas shall not contain wire mesh and shall be 6 inches thick minimum of fibercrete. Driveway sections on residential one and two family dwelling properties may be 6 inches thick minimum without wire mesh or 4 inches thick minimum with 6x6 W1.4/W1.4 wire mesh or fibercrete.
- (5) *Joints.* Joints shall be open type. The joint shall be formed by staking a metal bulkhead in place and placing the concrete on both sides of it. After the concrete has set sufficiently to preserve the width and shape of the joint, the bulkhead shall be removed. After the sidewalk has been finished over the joint, the slot shall be opened and edged with a tool having a one-half inch radius. When the concrete has hardened and become dry, the slot shall be thoroughly cleaned of all debris and loose material for the full section of the sidewalk. Where the plans call for a one-half inch joint between the sidewalk and the curb, the joint shall be cleaned as provided in this subsection, then filled to within one inch of the finished surface and then sealed with a bituminous joint sealer or a preformed joint filler.
- (6) *Finishing.* All surplus water, latency and inert material shall be worked off the surface of the concrete with a ten-foot straightedge, or by some other method equally

satisfactory, as approved by the city engineer. The concrete shall then be given a broom finish. The surface variations shall not be more than one-fourth inch under a ten-foot straightedge. The edge of the sidewalk shall be finished with an edging tool having a radius of one-half inch.

- (7) Alternate *Materials*. Sidewalks within right-of-ways are to be of concrete. Driveway sections within right-of-ways are to be of concrete per Sec. 29-91(4) above or of asphalt unless abutting property owner submits a Driveway Waiver Agreement form and is approved by the city engineer. Asphalt to be type S-III a minimum of one and a half inches over 12 inches of base compacted to 97 percent proctor. Driveway sections on residential property may be of concrete, asphalt, pavers designed for traffic use or other materials as approved by the city engineer or designee.

Sec. 29-92. - Sidewalks required.

- (a) *Generally; exceptions.* Sidewalks shall be required to be installed on both sides of local, collector and arterial streets and on one side of marginal access streets. A required sidewalk may be waived by the city engineer in industrial zoning or where adequate pedestrian circulation is provided by pedestrian and bicycle paths.
- (b) *Continuity.* The city council may by resolution cause the construction of sidewalks along any street face where it is deemed in the interest of public safety, regardless of the nature or extent of existing development, and may assess adjoining property owners in accordance with F.S. ch. 170.

Sec. 29-93. - Prerequisites to building permit and certificate of occupancy.

- (a) *Generally.* Before a building permit shall be issued for the erection of any structure upon any plot of land, the plans for such construction must include plans for concurrent construction of a sidewalk running adjacent to the entire length of the property line which fronts any street lines unless waived by the city engineer AND the Director of Development Services. No certificate of occupancy shall be issued for any structure unless and until the completion of such sidewalk has been reviewed and approved by the city engineer.
- (b) *Applicability of subsection (a) in case of building repair.* The provisions of subsection (a) of this section shall also apply to permits for the repairs of existing structures upon any plot of land not improved by existing paved and usable sidewalk where the total cost of such repairs, as determined by the building official, shall equal or exceed 33⅓ percent of the last assessed county tax valuation of the structure to be repaired.

Sec. 29-94. - ~~Cash bond required before issuance of building permits where sidewalks exist~~ Reserved.

- ~~(a) No building permit shall be issued for the construction of any building, or for any additions or major repairs or remodeling to an existing building, on any lot or parcel of land fronted by an approved sidewalk or curb until the owner of record of such property, the agent of such owner or the contractor retained to perform the work of~~

~~building, repairing or remodeling has first posted with the office of the city clerk a cash bond in the amount of \$250.00.~~

- ~~(b) The city clerk shall hold the cash bond in escrow until such time as a certificate of occupancy and approval has been issued by the building inspection division certifying that construction on the property or parcel of land has been completed and that damages to the sidewalk, if any, have been repaired in an approved manner. If inspection reveals damages to the sidewalk or curb, the building inspection division shall serve notice in writing, listing all unrepaired damages to the person responsible for posting the cash bond. Such notice shall provide that if repairs are not completed within ten days, the repairs will be authorized by the city engineer, the cost of which shall be deducted from the cash bond deposited with the city clerk.~~
- ~~(c) Anything in the city's procurement ordinance, which is on file in the city clerk's office, to the contrary notwithstanding, if the city does not then have a continuing contract, the city engineer shall receive three separate proposals from licensed contractors and at the end of the ten-day period authorize the contractor with the most reasonable bid to make the necessary repairs. After the satisfactory completion of repairs, the remainder of the cash bond, if any, shall be returned to the bonded person or persons.~~

Sec. 29-95. - Driveways.

- (a) *Permit required.* No person shall change the grade of any sidewalk, swale or curb for the purpose of providing a driveway across such sidewalk, or construct any driveway across city property, except upon complying with provisions of this article and upon obtaining a permit from the city.
- (b) *Application for permit.* Application for a permit shall be made in writing to the city engineer by the owner or agent of the owner of the abutting premises. Such application shall set forth the points at which such driveway shall begin and end, as measured from the property lines, include the width of the driveway, include the driveway material specifications, and shall be accompanied by a plan indicating existing and proposed elevations and may require other additional information to be provided as determined by the city engineer.
- (c) *Specifications.* The width of ~~such~~ any driveway in residential zoning districts shall not exceed 30 feet and shall not exceed 40 feet in commercial and industrial zoning districts as measured along the property line. Any form of c~~Circular~~ driveways shall be designed with ~~have~~ a minimum inside turning radius of 7.5 feet. The width of any single driveway shall not be less than ten feet, or 18 feet for double driveways. Driveways shall not be closer than five feet to any side property lines. The length of driveways in single-family residential districts shall not exceed 60 feet. The driveway for corner lots shall be from the minor street. Single-family residences shall not have two separate driveways. ~~Driveways shall be concrete having a minimum thickness of six inches or four inches of concrete reinforced with six-by-six, six-gauge wire mesh.~~
- (d) *Dangerous and abandoned driveways.* Should the use of any driveway be discontinued or abandoned, or found dangerous to pedestrians in the opinion of the

city engineer, then the city engineer shall give notice in writing to the owner of record of the abutting property to restore such curb and sidewalk within 30 days to the original or proper condition.

Sec. 29-96. - Failure to pave or restore.

In case any driveway, curb or sidewalk shall not be paved, repaved, repaired or restored according to the provisions of this article, the city engineer may order the same to be done under his direction and for the owners' account, and the expense thereof, until paid, shall be a lien upon the abutting property and be filed for public recording.

Sec. 29-97. - Deposit to ensure proper construction.

The city is authorized to require a deposit of an amount equal to the city engineer's estimate of costs of the curb and gutter, sidewalk or pavement, to be altered, but not less than \$250.00 to ensure proper construction; such deposit to be returned on approval of the city engineer.

Sec. 29-98. – Access management.

The city encourages developers to identify opportunities to create shared access points into projects to help minimize curb cuts, provide for a more efficient flow of traffic, and direct vehicular traffic to signalized intersections whenever possible. The city may require design or dedication of future shared access points during project review of independent developments.