

## Appendix B Land Development Code

### Exhibit B-1

#### Sec. 30-77. Educational services district (ED).

(a)

*Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.

(b)

*Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.

(c)

*Permitted uses.* Uses by right:

(1)

Any public elementary, middle school, high school, vocational school, college or university.

(2)

Public service vehicles, in accordance with article VI.

(3)

Any use customarily incidental to a permitted principal use.

(4)

Private schools, in accordance with article VI.

(5)

Places of religious assembly, in accordance with article VI.

(d)

*Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1)

Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.

(2)

Minimum yard setbacks:

a.

Front: 25 feet.

b.

Side, interior: 50 feet.

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

c.

Side, street: 25 feet.

d.

Rear: 50 feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

(e)

*Additional requirements.*

(1)

*General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.

(2)

*Development plan approval.* Development plan approval in accord with article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of F.S. Ch. 235.

(3)

*Parking.* Any development within any ED district shall comply with the parking requirements as set forth in article IX, except that off-street parking facilities for relocatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(4)

*Landscaping.* Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(5)

*Signs.* In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.

(6)

*Flood control.* Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

*(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 14, 3-14-94; Ord. No. 980990, § 5, 6-28-99; Ord. No. 070619, § 10, 3-24-08)*