CITY OF BELLEVIEW
CITY COMMISSION
PARTICIPATION/DISCUSSION TOPIC FORM

DATE OF MEETING: **May 5, 2009**

EXPLANATION OF AGENDA ITEM: **Discussion: Stormwater Management Draft Ordinance**

PRESENTING PARTY: **Land Development Regulation Committee**

BACKGROUND INFORMATION: **The LDR Committee has had several rounds of meetings that have included input from local engineers and from a pervious concrete company. The result of these meetings is Draft #4 which includes. The main components of the amendment are as follows:**

- **Brings City regulations more in line with St. Johns River Water Management District Regulations.**
- **Provides staff flexibility in reviewing stormwater management plans (can exempt up to 300 square feet of new impervious or 1,000 when handicapped accessibility is involved).**
- **Provides option for limited use of pervious concrete (non-vehicular travel areas).**
- **Provides option of using wet detention facilities (not currently a City option).**
- **Does recognize and give credit for existing impervious area (does not allow re-development to exceed the coverage limitation of the zoning district).**
- **Promotes minimum side sloping of DRA areas by requiring landscaping for steep side slopes.**
- **Bases soil boring requirements on the size of the retention facilities instead of 2 per facility (as a flat figure under current regulations).**

The LDR Committee will provide an overview of the proposed ordinance.

THE COMMISSION RESERVES THE RIGHT TO POSTPONE ANY DECISION ON AUDIENCE, OR WALK-IN REQUESTS UNTIL SUFFICIENT TIME HAS BEEN ALLOWED FOR REVIEW OF DOCUMENTATION

ATTACHMENTS:	**Draft #4: Chapter 128 Stormwater Management**
RECOMMENDED ACTION:	**Provide feedback and direction to proceed to the Planning and Zoning Board or request further review by the LDR Committee with changes.**

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CHAPTER 128 – STORMWATER MANAGEMENT

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CHAPTER 128 – STORMWATER MANAGEMENT

SECTION 1. PURPOSE AND INTENT:

The purpose of this chapter is to:

1. Preserve the water resources of the City, which are critical to the public health, safety and welfare of its citizens.

2. To control stormwater runoff so as to prevent erosion, sedimentation and flooding.

3. To encourage recharge of the aquifer upon which the public depends for potable fresh water.

The intent of these design standards is to encourage environmentally sound stormwater management practices; they should go beyond simply providing drainage facilities. Emphasis should be placed on the use of upland facilities for stormwater control and groundwater recharge. The City's stormwater management perspective includes the control of both water quantity and water quality.

The requirements hereafter are intended to promote the following objectives while not unduly restricting landowners use of property:

1. To prevent loss of life and significant loss of property due to flooding.

2. To protect, restore, and maintain the chemical, physical and biological quality of ground and surface waters.

3. To encourage productive and enjoyable harmony between humanity and nature.

4. To prevent harm to the community by activities which adversely affect water resources.

5. To encourage the protection of wetlands and other natural systems and the use of those natural systems in ways which do not impair their function.

6. To minimize the transport of sediments and pollutants to surface waters.

7. To protect, restore and maintain the habitat of fish and wildlife.

8. To perpetuate natural groundwater recharge.

9. To encourage the use of drainage systems which minimize the consumption of electrical energy or petroleum fuels to move water, remove pollutants, or maintain the system.

10. To ensure the attainment of these objectives by requiring approval and implementation of stormwater management plans for all activities which may have an adverse affect upon groundwater and surface water.

SECTION 2: DEFINITIONS

All provisions, terms, phrases and expressions contained in these regulations shall be liberally construed in order that the true intent and meaning of the City Commission may be fully carried out. Terms used in these regulations, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of this State for the same terms.

In the interpretation and application of any provision of these regulations, it shall be held to be the minimum requirement adopted for the promotion of the public health, safety, comfort, convenience, and general welfare of the City of Belleview. Where any provision of these regulations, the City Comprehensive Plan, or any other law or regulation in effect in Belleview, Florida, imposes greater restrictions upon the subject matter than any other provision of these regulations, the City Comprehensive Plan, or any other law or regulation in effect in Belleview, Florida, the provision imposing the greater restriction or regulation shall be deemed to be controlling.

In all circumstances, the provisions of these regulations shall be interpreted and construed to be consistent with the City Comprehensive Plan. Where any provision(s) of these regulations are determined to be in conflict with the Comprehensive Plan, the Comprehensive Plan shall control.

The following terms and definitions are provided for the implementation of the regulations as set forth in this Chapter:

Access - The means or place of ingress and egress, by pedestrian or vehicle, to a lot, parcel, or tract of land.

Accessory building - means a structure which is used as an accessory structure to the main structure. Such accessory structure may be attached to or unattached to the main structure, i.e., garage, shed, etc.

Adjacent – means to share a common property line or boundary, or to be separated by a public right-of-way, easement, or water body.

Alley - A public or approved private way which affords only a secondary means of access to abutting properties and which is not intended for general traffic circulation.

Aquifer -A geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield useful quantities of groundwater to wells and springs.

Area of environmental sensitivity -An area where environmental quality may be highly susceptible to degradation and where alteration may cause predictable losses of natural resources.

Area of special flood hazard - The area/land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. These areas are designated on the Federal Emergency Management Association (FEMA) Flood Insurance Rate Map (FIRM).

Base flood elevation - A flood elevation having a one percent chance of being equaled or exceeded in any given year.

Berm -A mound of earth to provide screening or buffering between uses.

Buffer (also, landscape buffer) - Land or a combination of land and vegetation for the separation of one (1) use from another and the alleviation of adverse effects of one (1) use or area to another.

Concurrency - The public facilities and services necessary to maintain the adopted level of service standards are available concurrent (at the same time) with the impacts of development.

Coverage - means the impervious area of a parcel or tract.

Coverage limits - means the maximum coverage of a parcel or tract allowed as specified by the zoning district.

Curvilinear Stormwater Facility – stormwater facilities designed with a minimum of fifty (50) percent of the basin edge that is non-linear in design. The intent of this definition is to promote natural, non-rectangular, and non-square shaped stormwater retention facilities.

Development - means the erection of a structure and/or the construction of site improvements as defined in this section.

Drainage facilities (also called stormwater management facilities) - Man-made structures designed to collect, convey, hold, divert, or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Drainage plan - means a plan drawn to scale which shows the existing elevation contours, finish grades and/or finished elevation contours and storm-water collection and disposal facilities. The plan must be prepared by a licensed engineer in the state of Florida.

"Dry Detention" - means a system designed to collect and temporarily store stormwater in a normally dry basin with subsequent gradual release of the stormwater.

Easement - An interest in a specified land area owned by another that entitles its holder to a specific limited use or enjoyment.

Engineer - means a professional person licensed by the state to practice in the state, the county and the city.

Flood insurance rate map (FIRM) - An official map of the City of Belleview, Florida, on which, areas have been delineated for both the special hazard areas and the risk premium zones applicable to the City.

Flood plain - Area inundated during a 100-year flood event or identified by the National Flood Insurance Program on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Grade - A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or between the building and a point 6 ft. from the building, whichever is closer to the building.

Impervious area - means mainly constructed surfaces--rooftops, sidewalks, roads, parking lots, driveways, patios, etc.--covered by impenetrable materials such as asphalt, concrete, limerock, brick and stone. These materials seal surfaces, repel water and prevent precipitation from infiltrating soils. Some surfaces such as pervious concrete may be considered partially impervious according to the manufacturer specifications and installation (see definition for pervious concrete).

Landowner - Any owner of a legal or equitable interest in real property, and includes the heirs, successors and assigns of such ownership interests, including developer's holding development rights susceptible to claims of vested rights or takings.

Lot - means a parcel or tract of land designated and identified as a single unit of area in a subdivision plat officially recorded or registered in the files of the clerk of the county court.

Lot coverage - means the ratio of the total area of all impervious surfaces (those incapable of being permeated as by moisture) on a lot to the total lot area.

Parcel - Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Pervious (also pervious surface* or *pervious area) - Material that allows the percolation or absorption of water into the ground including, but not limited to grass, mulch, and stone. Pavers (excluding those specifically designed and constructed to be pervious) and limerock are not considered as pervious surface. Some surfaces such as pervious concrete may be considered semi-pervious according to the manufacturer specifications and installation (see definition for pervious concrete).

Pervious concrete – means concrete installed by a National Ready Mix Concrete (NRMC) certified contractor which allows for some percolation of runoff.

Retaining wall - means a constructed wall or barrier used to support or hold in place, a mass of earth.

Right-of-way (ROW) -Land in which the state, a county, a municipality, or private entity owns the fee simple title or has an easement dedicated or required for transportation or utility use.

Site **-** means any parcel(s) or tract(s) of land upon which the erection of the proposed structure and/or the proposed site improvements will take place.

Site improvements **-** means the development of pavement, earthwork, curb, curb and gutter, structures, walkways, drainage facilities and other improvements which could reasonably be expected to alter the surface stormwater runoff conditions of any site.

Site plan, basic **-** means a site plan drawn to scale which accurately depicts a development plan and illustrates the existing conditions on the subject parcel of land, together with details of the proposed development (see also Chapter 127 Site Plans). A basic site plan will be required for a change of use or internal/external alterations which do not change the existing coverage or as otherwise determined by the site plan review committee.

Site plan, full **-** means a site plan drawn to scale and certified by a licensed engineer licensed in the State of Florida which accurately depicts a development plan and illustrates the existing conditions on the subject parcel of land, together with details of the proposed development (see also Chapter 127 Site Plans). A full site plan is required for all new construction. A full site plan is also required for external alterations or additions which increase the existing coverage or as otherwise determined by the site plan review committee.

Structure **-** means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

Subdivision -the division of land, whether improved or unimproved, into three (3) or more contiguous lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land any of which do not equal or exceed ten (10) acres, for the purpose, whether immediate or future, of transfer of ownership or development; or any division of land if the extension of an existing street or the establishment of a new street is involved to provide access to the land. The term includes resubdivision, the division of land into three (3) or more horizontal condominium parcels or horizontal cooperative parcels, and the division or development of residential or nonresidential zoned land, whether by deed, metes and bounds description, devise, intestacy, map, plat, horizontal condominium parcels, horizontal cooperative parcels, or other recorded instrument, and, when appropriate to the context, means the process of subdividing or to the lands or areas subdivided.

Tract - an area of land, public or private, occupied or intended to be occupied, by or for a lawful purpose, including a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, storm drainage-way, water main, sanitary or storm sewer main, canal, landscape buffer, or for similar use. The term "tract," when used for land platting purposes, means an area separate and distinct from platted lots or parcels and not included within the dimensions or areas of such lots or parcels. Unless otherwise expressly stated, the dedication of a tract on a plat reflects an intention of the dedicator(s) to dedicate such tract as a fee simple interest in land, subject to any easement(s) stated on the plat or otherwise of record.

Wetlands - wetlands as set forth in Section 373.019 Florida Statutes. The terms "wetlands" and "jurisdictional wetlands," as used in this Code, shall be synonymous.

Wet Detention - means the collection and temporary storage of water in a

permanently wet impoundment in such a manner as to provide for treatment through physical, chemical, and biological processes with subsequent gradual release of the stormwater.

Zoning district - means a specified area within the city, as adopted by the city commission, to which uniform minimum standards apply as related to the locations, types and intensities of land use.

SECTION 3: PERMITTING REQUIREMENTS

The City Engineer and Public Works Director or designee shall review all stormwater management plans and information and make a recommendation to the site plan committee for final action. The site plan review committee may consider alternative drainage proposals in accordance with accepted professional practices upon written explanation and request from the project engineer.

Projects that the City Engineer or Public Works Director determines will not adversely impact neighboring properties may be exempt by the site plan committee. All requested exemptions shall be cumulative and shall not to exceed a total of 300 square feet of additional impervious area (this exemption may be increased to a maximum 1,000 square feet cumulative for request to install handicapped parking and/or handicapped accessibility compliance).

1. The requirements of this chapter shall apply to all areas within the City limits of the City of Belleview and shall be satisfied prior to final project approval subject to the City site plan review committee.

2. No person shall conduct a development activity, subdivide, make any change in the use of land, construct any stormwater management system or structure, or change the size of an existing structure or system, unless specifically exempted in this chapter, without first obtaining approval from the City of Belleview as provided herein.

3. Documentation from the St. Johns River Water Management District (SJRWMD) is required for all stormwater management plans; however, approval by SJRWMD will not result in or constitute the automatic approval of the stormwater management plans by the City of Belleview.

The City Commission may impose fees for the services of the City Engineer in addition to site plan review fees; such fees shall be included in the fee schedule of the City Code of Ordinances.

SECTION 4: EXEMPTIONS

The following activities shall be exempt from the requirements of this article:

1. The clearing of land which is to be used solely for agriculture, silviculture, floriculture, or horticulture, provided no disruption of natural surface waters will result. Also exempt is the construction, maintenance, and operation of self-contained agricultural drainage systems, provided there is no off-site diversion of runoff. This exemption will not apply where clearing and drainage may directly or indirectly impact areas defined as conservation areas pursuant to the City of Belleview or Marion County Comprehensive Plans.

2. The construction, alteration, or maintenance of a single-family residence and accessory structures or a group of such residences and accessory structures constructed as part of a family homestead subdivision in accordance with the requirements of § 407.74.5 where clearing and drainage does not adversely impact adjacent properties by diverting runoff.
3. Emergency Exemption - emergency maintenance work performed for the protection of public health and welfare.
4. Installation of sidewalks and paving within rights-of-way where the City Engineer and Public Works Director have determined that such improvements will not adversely impact surrounding properties or the receiving drainage basin and where such improvements are exempted from permitting by the SJRWMD.

SECTION 5: PERFORMANCE CRITERIA

The stormwater management system design shall conform to the following standards:

1. Projects shall be designed so that stormwater discharges meet, at a minimum, the water quality criteria set forth by the St. Johns River Water Management District, Applicant's Handbook, Management and Storage of Surface Waters, in order to achieve the state water quality standards established by the Florida Department of Environmental Protection in Chapter 17-3, Florida Administrative Code, or as amended.

2. Wetlands shall only be used for stormwater treatment as allowed by SJRWMD criteria, providing that one-half (1/2) of the required treatment volume is retained in an offline pollution abatement pond in order to skim the first flush prior to discharge into the wetland. The applicant must provide assurance that this offline retention will not deprive the wetland of water which will alter the hydroperiod.

3. Wet Detention:

    a) The wet detention pond shall be designed to meet the regulations of the SJRWMD.
    b) The wet detention pond shall be designed to retain a minimum of one half the regulatory treatment volume between the SHWL and the invert of the bleed down device (orifice or "V" notch Weir). This retained volume is to provide for permanent retention of stormwater prior to discharge through the bleed down device.
    c) The starting water level used for water quality criteria shall be the invert of the bleed down device. No credit shall be given towards water quality for the retained volume discussed in Item b), listed above.

4. Pervious Concrete:

    a) Pervious concrete may be allowed for use on non-vehicular travel areas.
    b) Pervious concrete must be installed in accordance with suggested manufacturer's guidelines and installation shall be certified by a Florida licensed Engineer.

SECTION 6: DESIGN CRITERIA

A. Runoff Volume and Peak Rate

Design Storm (Minimum):

STORMWATER FACILITY	FREQUENCY AND DURATION
Stormwater Retention Areas	100-year 24-hours
Canals, ditches, swales, stormdrains or culverts	25-year 24-hours

Rainfall frequency, duration, and distribution for stormwater management systems are to be in accordance with the SJRWMD Applicant's Handbook.

B. Water Quality

1. At a minimum, all developments will treat the required pollution abatement volume prior to discharge to receiving waters.

2. The pollution abatement volume and treatment method shall be as required by SJRWMD, 40C-42, except that sites utilizing a Wetlands Stormwater Management System must treat one-half (1/2) of the required volume in an offline detention pond before discharging into the wetland.

C. Peak Rate and Volume Attenuation

1. Post development peak rate shall be less than pre-development peak rate calculated using the 25-year 24-hour storm event.

2. Post development discharge volume shall be less than the pre-development discharge volume calculated using the 100- year 24-hour storm event.

D. Development Within Flood Prone Areas (100-Year Flood)

All development within flood prone areas as delineated on the official National Flood Insurance Program, Flood Insurance Rate Maps, or the latest and best information available, shall comply with the requirements of SJRWMD and the criteria in Chapter 110 Floods of the Land Development Regulations and applicable Florida Building Code requirements.

E. Retention/Detention Pond Requirements

1. Side slopes shall be designed per SJRWMD regulations.

2. Where retention/detention areas are located on the project periphery, the developer may be required to provide additional landscaping or screening to adequately protect abutting properties, not including right-of-ways.
3. Curvilinear Stormwater facilities and stormwater facilities with slopes that do not require fencing are encouraged.
4. Fencing of stormwater facilities shall be in accordance with the SJWMD or as determined by the City Engineer due to steep side slopes or design which potentially endanger human life, must be designed with a six (6) foot high chain link fence or better (i.e., brick wall) and shall include landscaping consisting of twenty (20) shrubs (climbing vines may be allowed) per one hundred (100) linear feet located on the opposite side of the fence/wall of the stormwater retention area. Species shall be consistent with Chapter 114-32 of the Land Development Code.
5. All stormwater facility side slopes shall be stabilized with sod.
6. Maintenance Access:
    a. Regular maintenance is crucial to the long term effectiveness of stormwater management systems. The systems must be designed to permit personnel and equipment access and to accommodate regular maintenance activities. For example, high maintenance features such as inlets, outlets, and pumps should be easily accessible to maintenance equipment and personnel. Legal authorization, such as an easement, deed restrictions, or other instrument must be provided establishing a right-of-way or access for maintenance of the stormwater management system unless the operation and maintenance entity wholly owns or retains ownership of the property. Access Maintenance easements must be a minimum of twelve (12) feet in width as determined by the City Engineer.

7. Minimum soil borings and permeability test shall be required based upon the following stormwater retention area sizes:

Stormwater Retention (size basin area)	**Number of Soil Borings Required**
<5,000 square feet	*1
5,000 square feet -1 acre	*2
>1 acre	*2 per acre

*** Additional soil borings may be required by the City Engineer or Public Works Director.**

SECTION 7: HYDRAULIC DESIGN CRITERIA

A. Roadway (Pavement) Design

1. General

Good pavement drainage design consists of the proper selection of grades, cross slopes, curb types, inlet locations, etc., to remove the design storm

rainfall from the pavement in a cost-effective manner while preserving the safety, traffic capacity, and integrity of the highway and street system. These factors are generally considered to be satisfactory, provided that excessive spreads of the water are removed from the vehicular traveled way and that siltation at pavement low points is not allowed to occur. The guidelines included herein will accomplish these objectives.

2. Stormwater Spread into Traveled Lanes

The acceptable spread limits for arterial and collector roadways are defined as approximately one-half the traveled lane width. Acceptable spread limits for local roadways are defined as being below the crown of the road.

B. Storm Sewer and Culvert Design

1. Minimum Pipe Size

1. The minimum size of pipe to be used in storm sewer systems is 15 inches.

2. The minimum size of pipes to be used for culvert installations under roadways shall be 18 inches. The minimum size of pipes to be used for driveway crossings shall be 15 inches.

2. Pipe Grade

a) All storm sewers shall be designed and constructed to produce a minimum velocity of 2.0 feet per second (fps) when flowing full.

b) A headwall, inlet, manhole, or mitered end section is required at the end of a pipe and erosion protection and/or energy dissipaters shall be required to properly control entrance and outlet velocities, unless the outlet is permanently submerged.

3. Maximum Lengths of Pipe

The following maximum lengths of pipe shall be used when spacing access structures of any type.

PIPE SIZE	MAXIMUM PIPE LENGTH
to 18 inches	300 feet
24 to 36 inches	400 feet
42 inches and larger	500 feet

4. Allowable Materials

Allowable material for storm sewers and structures shall be in accordance with Florida Department of Transportation (FDOT) standards and specifications.

5. Minimum Cover

Minimum cover shall be one (1) foot below the final pavement grade as determined by FDOT standards.

6. Design Tailwater

All storm sewer systems and culverts shall be designed taking into consideration the tailwater of the receiving facility or waterbody. The tailwater elevation used shall be based on the design storm frequency.

7. Design Procedure

The Hydraulic Gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.

SECTION 8: DEDICATION OF DRAINAGE EASEMENTS AND RIGHTS-OF-WAY

A. Drainage easements shall be required for all shared use stormwater facilities utilized or designed to accommodate multiple properties or developments. Easements shall be secured by the owner or applicant and indicated on the plat, site plan/improvement plan and on a separate recorded document approved by the City.

B. When a proposed stormwater management system will carry water across private land outside the development, the off-site drainage easements shall be secured by the owner or applicant and indicated on the plat, site plan/improvement plan and on a separate recorded document approved by the City.

C. All drainage easements, both on-site and off-site, shall be recorded on a final plat and on a separate recorded document approved by the City and shall also be shown on applicable site plans or improvement plans.

SECTION 9: STORMWATER MANAGEMENT INFORMATION AND CALCULATIONS REQUIRED

A. It is the responsibility of the applicant to include in the stormwater management system plan application sufficient data and analysis for the City Engineer and the Public Works Director or Designee to fully evaluate the application.

B. The applicant shall include in the submittal all plans, calculations and supporting information that is to be submitted to SJRWMD. In addition to this, other information that is to be included with or on the plans includes:

1. 100-year floodplain compensating calculations, if applicable.

2. Storm sewer, culvert, and open channel tabulations (signed and sealed).

SECTION 10: MAINTENANCE

A. The operation and maintenance of the stormwater management system shall be per SJRWMD regulations as the minimum criteria.

B. The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.

C. The stormwater management system to be maintained by the legal entity shall have adequate easements, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.

SECTION 11: US HIGHWAY 441, 301, AND 27 DRAINAGE EXCEPTION AREA

Highway 441, 301, and 27 exception.

Certain properties along Highway 441, 301 and 27 will be exempt from meeting the City's drainage requirements to the extent their property was covered as of 1986. Proof of coverage as of that date is the responsibility of the property owner. A drainage plan to contain the run-off of any additional coverage must be submitted. All other governmental agency requirements must still be met. The parcels of land exempted from the drainage requirements set forth herein shall be known as the *US Highway 441, 301, and 27 Drainage Area Exception* and is more particularly described as follows, to wit (also see exhibit 11(1) map of the area):

> For the point of beginning, commence at the intersection of the easterly right of way of SE 54th Avenue and the northerly right of way of US 441, 301 and 27, thence North along the Easterly right of way of SE 54th Avenue to the intersection of the Southerly right of way of SE 111th Street. Thence easterly along said southerly right of way to the intersection of the Northerly right of way of SE Robinson Road. Thence continue Easterly to the intersection of the

Southerly right of way of SE Robinson Road and the Northerly right of way of SE Oak Road. Thence Southeasterly along said Northerly right of way of SE Oak Road to the intersection of the Northerly boundary of Lot 9 block 30 of the Town of Belleview as recorded in plat book "A" page 15, in the public records of Marion County Florida. Thence Northeasterly along said boundary line to the Easterly boundary of said lot 9, thence Southeasterly along said Easterly boundary to a point which is a projection of the Northerly boundary line of Lot 1, Block 30. Thence Northeasterly along said projection line to the intersection of the Westerly boundary line of said Lot 1. Thence continue Northeasterly along the Northerly boundary line to the Westerly right of way line of SE Mimosa Road. Thence Southeasterly along said Westerly right of way line to point which is the Northerly boundary of a parcel of property whose parcel number is 38150-002 and is comprised of Lot 7, Block 27 and a portion of Lot 6, Block 27 of the aforementioned Town of Belleview. Thence Northeasterly along said projection line to the intersection of the Westerly boundary of said parcel number 38150-002. Thence continue northeasterly along said Northerly boundary to a point which in the Center of an abrogated alley. Thence Southeasterly along the centerline of said alley to a point which is the intersection of a projection of the Northerly boundary of Lot 1, Block 27. Thence Northeasterly to the intersection of the Westerly boundary of said Lot 1, Block 27. Thence continue Northeasterly along the Northerly boundary to the intersection of the Westerly right of way line of SE Magnolia Road. Thence Southeasterly along said Westerly right of way line to a point which is the projection line of the Northerly boundary of Lot 6, Block 16. Thence Northeasterly along said projection line to the intersection of the Westerly boundary of said Lot 6, Block 16. Thence continue Northeasterly along said Northerly boundary of said lot 6, Block 16 to the intersection of the Easterly boundary of said Lot 6, Block 16. Thence Southeasterly along said Easterly boundary to the intersection of SE Babb Road. Thence Northeasterly to the southwesterly corner of lot 2, Block 15. Thence Southeasterly to the Northwesterly corner of a parcel whose parcel number is 38862. Thence Easterly along the Northerly boundary of said parcel to the intersection of the Easterly boundary of the right of way line of SE 62nd Avenue. Thence Southeasterly along said right of way line to the southeasterly corner of parcel aforementioned whose parcel number is 38862. Thence easterly to the Northwesterly corner of a parcel whose parcel number is 38846. Thence Southerly along the Westerly boundary of said parcel to the intersection of the right of way line of US 441 and US 27. Thence Northwesterly along the right of way line of US 441 and US 27 to the point of beginning.

(Ord. No. 2004-17, 8-3-2004)