

**Ordinance No. 2020-4573**

**An Ordinance of the City of Sanford, Florida relating to the required installation of sprinkler systems in new construction and the reoccupation of a building or structure after a 6 month lapse, fire inspections, fire hydrants, fire alarm monitoring and alarm fees and moving the provisions of Article II, Chapter 42, Section 42-13 of the *Code of Ordinances of the City of Sanford* to the City's *Land Development Regulations* and amending said Section as well as Sections 42-9, 42-15, 42-16, 42-18 and 78-33; providing for legislative findings and intent; providing for the taking of implementing administrative actions; providing for a savings provision; providing for codification and scrivener's errors; providing for severability; providing for conflicts and an effective date.**

**Be it Enacted By the People of the City Of Sanford, Florida:**

**Section 1. Legislative Findings and Intent.**

(a). The City Commission of the City of Sanford hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) to this Ordinance, the City staff report and City Commission agenda memorandum relating to the matters as set forth herein.

(b). The City of Sanford has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

**Section 2. Fire Inspections; Amendment Section 42-9 Of The *City Code*.** Article II, Chapter 42, Section 42-9 of the *Code of Ordinances of the City of Sanford* is amended to read as follows:

**Sec. 42-9. - Periodic inspections.**

(a) The Fire Department shall inspect, or cause to be inspected, for fire safety purposes as such term is meant in its broadest definition, all commercial

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premises located within the City as set forth herein. Fire Inspections shall be conducted whenever staff time is determined to be available by the Fire Marshal unless otherwise required by controlling law. ~~These inspections shall be accomplished on an annual basis and whenever the City is made aware of hazardous or unsafe conditions within such buildings or structures. These inspections are necessary for the enforcement of the laws, codes and ordinances as may be listed within this chapter and for the safeguarding of life and property from fire.~~

(b) The following occupancies may ~~, at a minimum,~~ shall be inspected semi-annually at unannounced times by the Fire Marshal to verify general fire safety, occupancy loads, and cooking suppression cleanliness, and fire protection:

- (1) Restaurants (greater than 50 occupant load);
- (2) Night clubs;
- (3) Bars;
- (4) Bowling alleys; and
- (5) Movie theaters.

(c) The Fire Marshal, after consultation with the City Manager and Fire Chief, may add to the types of occupancies that are subject to ~~semi-annual and unannounced~~ inspections.

**Section 3. Automatic Fire Sprinklers; Moving Of And Amendment To Section 42-13 Of The *City Code*.** Article II, Chapter 42, Section 42-13 of the *Code of Ordinances of the City of Sanford* is moved to the City's *Land Development Regulations* and is amended to read as follows:

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**~~Sec. 42-13.~~ Requirements.**

- (a) Automatic fire sprinklers are required throughout the City as follows:
- (1) Buildings and structures constructed of 8,000 square feet, under one roof, shall be protected with an automatic fire sprinkler system; provided, however, that if a building or structure has been vacant/unoccupied for a period of 6 months or longer, then said building or structure shall be subject to the same requirements as new construction prior to being reoccupied.
  - (2) Each automatic fire sprinkler system installed shall be installed in accordance with controlling law. ~~the most recent Florida Fire Prevention Code and the Florida Building Code, as amended by the City. All aircraft hangar occupancies shall comply with NFPA # 409 4.~~
- (b) The property owner of buildings or structures constructed or reoccupied after a 6 month period of vacancy/unoccupancy after the effective date of this Ordinance with an automatic fire sprinkler system shall receive a 20% percent credit on the City's fire public safety facilities fire/rescue impact fees as required to be paid under the provisions of Chapter 74, Article IV, Division 4 of the City Code or a 20% reimbursement of any fee paid when the automatic fire sprinkler system meets the provisions of controlling law as determined by the City's Fire Marshal publications of the NFPA.

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~~(c) — Any new occupancy construction, which has an automatic fire suppression sprinkler system and is installed in a manner approved by the City, shall receive a 20 percent credit on the City fire/rescue impact fee.~~

**Section 4. Fire Hydrants; Amendment To Section 42-15 Of The City Code.** Article II, Chapter 42, Section 42-15 of the *Code of Ordinances of the City of Sanford* is amended to read as follows:

**Sec. 42-15. - Requirements; fire lane pavement striping and signage standards.**

(a) Premises which are required to include fire lanes shall comply with the following standards:

(1) Fire lane pavement striping shall be yellow and painted of thermoplastic or an equivalent substitute. The perimeter of the striping shall begin at the curb and extend to a width of eight feet parallel to the curb. The perimeter lines and required striping within the perimeter shall be four inches wide with a ten-inch space between stripes. The stripes shall not be painted over or under any painted words.

(2) The words "FIRE LANE - NO PARKING" shall be painted within the perimeter of the fire lane striping. The stroke of each letter shall be four inches wide and shall be painted in yellow thermoplastic or an equivalent substitute. Each repeated phrase shall be painted not more than 100 feet apart.

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(3) Fire lane signs shall be installed not more than 100 feet apart and shall contain the words "FIRE LANE - NO PARKING". The background and lettering of signs shall have a high intensity reflective facing.

(4) Pavement lettering and signs shall be staggered in location so that each is not more than 100 feet apart.

(5) All curb facing shall be painted yellow for the entire length of the fire lane using a thermoplastic material or an equivalent substitute.

(6) Fire hydrants on inside parking lot areas shall have the curbing painted 90 degrees in front of the fire hydrant with the words "FIRE LANE - NO PARKING" four inches wide and a sign stating "NO PARKING OR STANDING".

(7) Fire hose connection manifolds on an inside parking lot area shall have the curbing painted 90 degrees in front of the manifold with the words "FIRE LANE - NO PARKING" four inches wide and a sign stating "NO PARKING OR STANDING".

(8) Fire lanes, fire hydrants and fire hose connection devices shall be no more than 250 feet from the principle building or structure.

- (9) It is prohibited and unlawful for any person to park motor vehicles on or otherwise obstruct any fire lane.
- (10) Fire hydrant placement shall start at the entrance to each development and shall be on the same side of the street unless otherwise approved by the Fire Marshal.
- (b) The requirements of federal law shall prevail over any City requirement set forth in this chapter or any other provision of the *City Code* in the event of conflict or preemption.

**Section 5. Fire Alarm Monitoring Amendment To Section 42-16 Of The *City Code*.** Article II, Chapter 42, Section 42-16 of the *Code of Ordinances of the City of Sanford* is amended to read as follows:

**Sec. 42-16. - Fire alarm monitoring requirements.**

- (a) All buildings constructed within the City which are required to be provided with an automatic fire sprinkler system or which add a fire alarm system of any kind shall be monitored by a central station installed according to the controlling publications of the NFPA with the following occupant notification features:

- (1) A minimum of 2 pull stations ~~located at the main entrance with a horn strobe which location shall be attended and have a one key access Knox key access receptacle and two dedicated phone lines or an equivalent technology~~ stations with computer based transmission of monitoring approved technology as approved by the Fire Marshal using the UL Standards or with NFPA # 72 as

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guidance and as a source of standards to evaluate proposals ~~that are of a technically acceptable quality as approved by the City.~~

Based upon the type, configuration and other unique features of a building, the Fire Marshal may require horn and light strobe mechanisms throughout minimum with a minimum of one in each building work area. Whenever a building is "built out to suit", horn/light strobes and possibly pull stations shall be added upon a determination of the Fire Marshal based upon the type, configuration and other unique features of the building.

(2) Fire alarm monitoring shall be compliant with the controlling publications of the NFPA including, but not limited to, the National Fire Alarm Code as published by the NFPA and the Florida Fire Prevention Code .

~~(3) Any new fire alarm pull station installed shall be protected with a tamper deterrent false alarm cover that sounds a local alarm (battery tamper notification).~~

~~(4) The owner of property having any existing fire alarm pull station that has more than three false alarms from any pull station, regardless of cause, shall install tamper deterrent false alarm cover(s) that sounds a local alarm at each location throughout each building or structure (battery tamper notification).~~

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(b) Buildings less than 8,000 square feet, under one roof, in size, when new, renovated or undergoing a change of occupancy, shall install interconnected smoke detectors which are hard wired with battery backup with the type of smoke alarms (ionization, photo electric, combo or new technology) and the locations of smoke alarms being determined by the Fire Marshal based upon the type, configuration and other unique features of the building.

**Section 6. Fire Alarm Monitoring Amendment To Section 42-18 Of The City Code.** Article II, Chapter 42, Section 42-18 of the *Code of Ordinances of the City of Sanford* is amended to read as follows:

**Sec. 42-18. - Open burning and related activities permitting.**

(a) Open burning for land clearing operations and or site development shall require a permit and approval from ~~the Division of Forestry,~~ and shall comply with the rules of, the Florida Department of Agriculture and Consumer Services or successor agency, relating to open burning and other controlling laws, rules and regulations.

(b) Recreational burning shall comply with F.S. § 590.11, and other controlling law ~~and no permit is required by the fire department including, but not limited to, outside fire places and non-combustible containers.~~

~~(c) The fire department shall charge a processing and inspection for open burning burn permit of \$150.00 or as otherwise established by the city commission by adoption of a resolution if city inspections occur in the processes and procedures in effect under controlling state law.~~

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**Section 7. Alarm Fees; Amendment To Section 78-33 Of The City Code.** Section 78-33 of the *Code of Ordinances of the City of Sanford* is amended to read as follows:

**Sec. 78-33. - Response to alarms; corrective action; fee schedule.**

(a) *Registration of system required.* Prior to the installation or use of an alarm system, the owner or lessee of the premises shall register the alarm system with the City Police Department or Fire Marshal, as appropriate, and furnish the Police Department or Fire Marshal, as appropriate, with such information as the City deems necessary to provide adequate response to the alarm.

(b) *Existing systems.* Owners or lessees of existing alarm systems shall have until March 31, 2013 to comply with the registration and notice requirements of this section.

(c) *Response to alarm by owner or lessee of premises.* Owners and/or lessees of any alarm system shall provide response to the alarm location, when requested, in order to reset or disable the alarm, within one hour of activation or such other less period of time as directed by City personnel in order to protect the public health, safety or welfare.

(d) *Failure to register.* Failure to provide such information and registration as required in this section may result in non-response to that alarm system and the City shall assume no responsibility relative to such unregistered systems.

(e) *Classification of alarms.* For each response to an alarm, the City will cause a report to be filed, classifying the alarm as one of the following:

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(1) False alarm or system test with no notification.

(2) Valid alarm for cause designated.

(f) *Warning notice.* Upon the reception of a false alarm or system test with no notification, the City shall issue a warning notice to the owner or lessee or manager of the premises involved, which warning notice shall require that the alarm system be inspected and/or serviced within five working days.

(g) *False alarm service fee.* There shall be a service fee charged for false alarms according to a fee schedule established by resolution adopted by the City Commission. The City Manager is hereby authorized to establish the amount of the fee until the City Commission adopts a resolution establishing, or amending, the amount of the fee. All collected false alarm service fees shall be deposited in the operating account of the Fire Department, not the General Fund.

#### **Section 8. Implementation.**

The City Manager, or designee, is hereby authorized to take all necessary actions relative to implementing the provisions of this Ordinance.

**Section 9. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

**Section 10. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

**Section 11. Savings; Effect Of Ordinance.**

The prior actions of the City of Sanford in terms of the matters relating to the permitting of fire sprinklers and the assessment of impact fees and activities relating thereto, or any related or associated matters, are hereby ratified and affirmed.

**Section 12. Codification; Scrivener's Errors.**

(a). Section 3 of this Ordinance shall be codified in the City's *Land Development Regulations*, and Sections 2 and Sections 4 through Section 7 shall be codified in the *Code of Ordinances of the City of Sanford*. All other sections shall not be codified; provided, however, that all necessary codification actions shall be implemented by the Code codifier.

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(b). The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the Code codifier.

(c). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

**Section 13. Effective Date.**

This Ordinance shall become effective immediately upon enactment.

**Passed and adopted** this 9<sup>th</sup> day of November, 2020.

*Attest:*

**City Commission of the City of  
Sanford, Florida**

Traci Houchin, MMC, FCRM  
Traci Houchin, City Clerk, MMC, FCRM

Art Woodruff, Mayor

Approved as to form and legal sufficiency.

William L. Colbert, City Attorney

Lonnie N. Under  
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## **SCHEDULE W**

### **FIRE PREVENTION AND OPERATIONAL STANDARDS**

#### **SECTION 1.0 PURPOSE AND INTENT**

- A. **Purpose and Intent.** The purpose of this Schedule is to compile a set of regulations that can be implemented during the review process to protect the public health, safety and general welfare by providing the highest quality of service, reducing loss of life and property, and applying appropriate development standards as follows:
1. Establish standards to further enhance the NFPA (National Fire Protection Association) regulations for the installment, use and maintenance of equipment for the prevention, extinguishment, and mitigation of fires; and
  2. Create a set of regulations to promote the control of fire hazards and enhance life safety; and
  3. Generate an overall means of protecting property from various fire hazards, and related hazards, and to sustain property values and reduce economic loss.
- B. **Applicability.** These standards shall apply as follows:
1. Compliance with these standards shall be demonstrated prior to site development order, building plan approval and permit issuance.
  2. Variances shall not be permitted relative to the standards set forth in this Schedule.

#### **SECTION 2.0        AUTOMATIC FIRE SPRINKLERS**

Automatic fire sprinklers are required throughout the City as follows:

1. Buildings and structures constructed of eight thousand (8,000) square feet, under one roof, shall be protected with an automatic fire sprinkler system; provided, however, that if a building or structure has been vacant/unoccupied for a period of 6 months or longer, then said building or structure shall be subject to the same requirements as new construction prior to being reoccupied.
2. Each automatic fire sprinkler system installed shall be installed in accordance with controlling law.
3. The property owner of buildings or structures constructed or reoccupied after a 6 month period of vacancy/unoccupancy after the effective date of this Ordinance with an automatic fire sprinkler system shall receive a twenty percent ( 20%) credit on the City's fire public safety facilities impact fees as required to be paid under the

provisions of Chapter 74, Article IV, Division 4 of the *City Code* or a twenty percent (20%) reimbursement of any fee paid when the automatic fire sprinkler system meets the provisions of controlling law as determined by the City's Fire Marshal.

4. Any new occupancy construction, which has an automatic fire suppression sprinkler system and is installed in a manner approved by the City, shall receive a twenty percent (20%) credit on the City fire/rescue impact fee.

### SECTION 3.0 TURNING RADIUS DESIGN STRIPING AND SIGNAGE

The Turning Performance of the operating tower truck currently in service, which may be updated as equipment is modified, is shown in the following Figure 1:

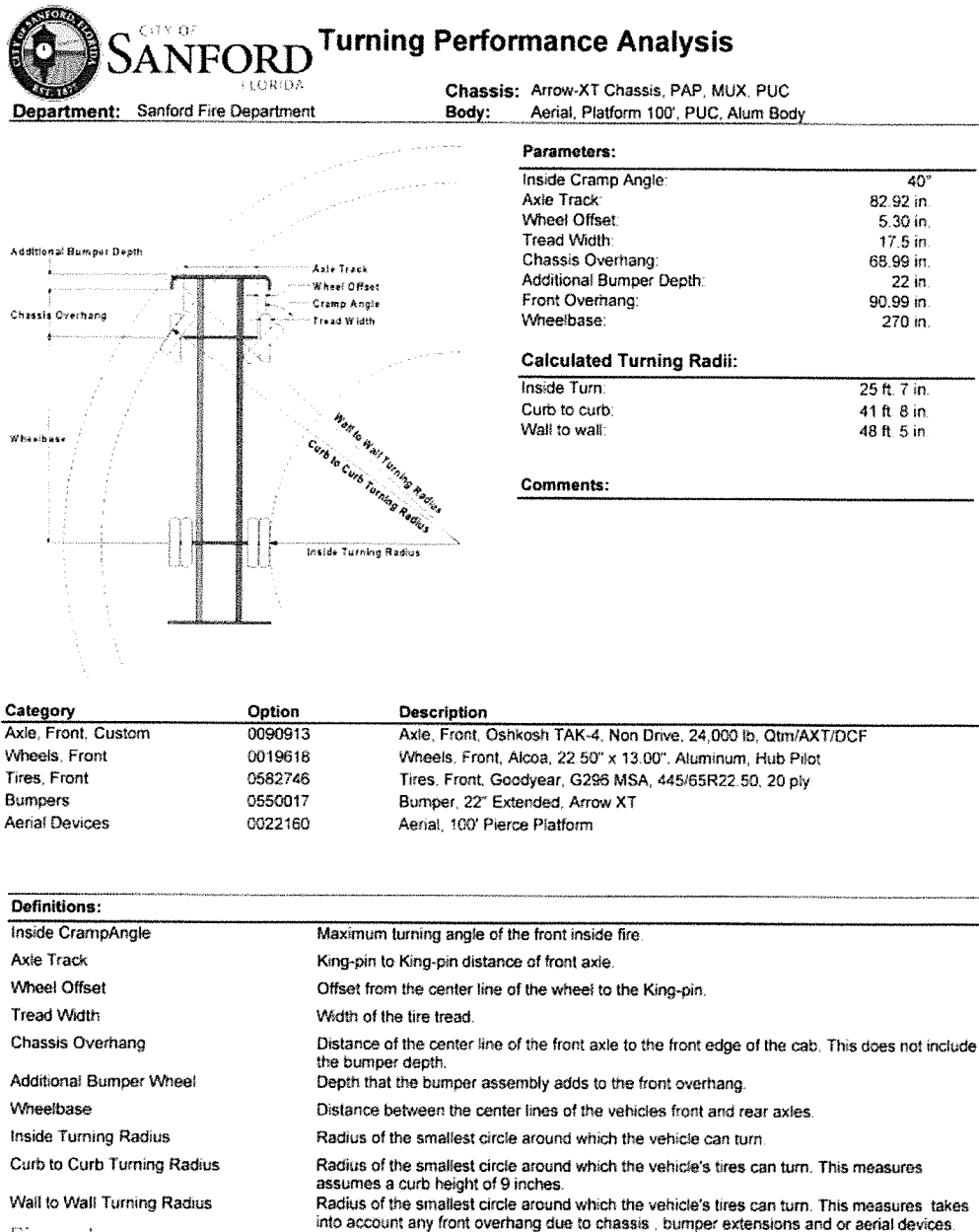


Figure 1

## **SECTION 4.0 ADDITIONAL REQUIREMENTS AND REFERENCES**

Additional requirements relating to other aspects of design are located within the applicable schedules of the Land Development Regulations. These regulations, although not specifically incorporated into the Fire Prevention and Operational Standards Schedule, still apply as well any other requirements within said code not referenced herein.

1. Development standards, including increased setbacks, signage, pavement markings, and similar requirements for miscellaneous non-residential development including both Hazardous And Non-Hazardous Uses, Mining, Exceptional Uses as well as Townhomes and Multiple Family Development are addressed in Schedule E - Additional Requirements and Provisions for Specific Uses.
2. Height exceptions for specific fire structures are granted in Schedule F, Requirements for Buildings, Parcels, Yards, Building Setbacks and Lighting.
3. Tree planting requirements as it relates to fire protection and access as well as exceptions to tree removal requirements when life safety may be at risk are addressed in Schedule J - Landscape, Buffer and Tree Requirements and Schedule U – Overlay Districts.
4. Subdivision design criteria relating to cul-de-sacs, dead end streets, fire hydrant placement, and entry gate and access requirements are located in Schedule N – Subdivision Requirements.
5. Specific criteria for Adopted level of service standards including fire flow requirements are referenced in Schedule Q - Level of Service Requirements and Methodologies.



CITY OF  
**SANFORD**  
FLORIDA

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**CITY COMMISSION MEMORANDUM 20-219**  
**NOVEMBER 9, 2020 AGENDA**

**TO:** Honorable Mayor and Members of the City Commission  
**PREPARED BY:** Eileen Hinson, Development Services Manager  
Matt Minnetto, Fire Marshal  
**SUBMITTED BY:** Norton N. Bonaparte, Jr., City Manager  
**SUBJECT:** Modifications to the City of *Sanford Code of Ordinances* and the *City of Sanford Land Development Regulations* including the establishment of Schedule W – Fire Prevention and Operational Standards

**THIS IS A QUASI-JUDICIAL MATTER AND, AS SUCH, REQUIRES DISCLOSURE OF ALL EX-PARTE COMMUNICATIONS, INVESTIGATIONS, SITE VISITS AND EXPERT OPINIONS REGARDING THIS MATTER.**

**STRATEGIC PRIORITIES:**

- ☐ Unify Downtown & the Waterfront
- ☐ Promote the City's Distinct Culture
- ☒ Update Regulatory Framework
- ☐ Redevelop and Revitalize Disadvantaged Communities

**SYNOPSIS:**

Modifications to the *City of Sanford Code of Ordinances* and the *City of Sanford Land Development Regulations (LDRs)* are being made including the establishment of a schedule specifically addressing fire prevention and operational standards.

**FISCAL/STAFFING STATEMENT:**

There is no anticipated cost to the City to implement the new or amended regulations.

**BACKGROUND:**

Proposed modifications are being considered to revise and amend Article II, Chapter 42, Section 42-13 as well as Sections 42-9, 42-15, 42-16, 42-18 and 78-33 of the *City of Sanford Code of Ordinances* for life safety regulations and life safety requirements as they relate to elements such as the installation of sprinkler systems in new construction; re-occupation of buildings or structures after a six month lapse; requirements for fire inspections; fire hydrants; and fire alarm monitoring and alarm fees.

As part of these modifications, a Schedule has been created for adoption into the City's *LDRs* addressing the relevant elements as they pertain to site design and development. Other areas within the City's *LDRs* that relate to design that impacts fire prevention standards are included within the establishment of this new Schedule.



Upcoming amendments to multiple sections of the City's *LDRs* will address needed modifications and work toward a better distribution and order to related information. In the near future, an array of amendments to various schedules are proposed to be presented for consideration for adoption. The City Commission recently approved the zoning in progress doctrine relative to numerous schedules and City staff will be diligently working on those, and other schedules, in the coming months.

Pursuant Section 163.3174, *Florida Statutes*, the Planning and Zoning Commission (PZC), acting as the local planning agency of the City, is required to review proposed land development regulations and make recommendations to the City Commission as to the consistency of the changes with the City's *Comprehensive Plan*. The PZC considered the proposed Schedule W – Fire Prevention and Operational Standards relate to the fire sprinkler and other matters is the new Schedule of the City's *LDRs*. Additional modifications were originally considered, including decreasing the maximum square footage of structures allowed without a sprinkler system to 6,000 square feet and the requirement to install fire sprinklers in attic and similar spaces. After holding a developer's meeting and taking into consideration the limited data backing the proposed changes while being cognizant of the impacts of the change on the customer, it was determined that the incorporation of these changes may be considered at a later date.

On October 1, 2020, the Planning and Zoning Commission considered the new regulations and recommended the City Commission adopt an ordinance to modify the City of Sanford Code of Ordinances and the City of Sanford Land Development Regulations including the establishment of Schedule W – Fire Prevention and Operational Standards.

The City Commission approved the first reading of Ordinance No. 4573 on October 26, 2020.

The City Clerk published notice of the 2<sup>nd</sup> Public Hearing in the Sanford Herald on October 25, 2020.

#### **LEGAL REVIEW:**

The City Attorney has assisted in the development of this matter.

#### **RECOMMENDATION:**

The Planning and Zoning Commission, along with staff, recommend that the City Commission adopt Ordinance No. 4573 to modify the *City of Sanford Code of Ordinances* and the City's *LDRs* and establish Schedule W – Fire Prevention and Operational Standards.

**Additional comments or recommendations may be presented by staff at the meeting**

#### **SUGGESTED MOTION:**

"I move to adopt Ordinance No. 4573."

Attachments: (1). Schedule W – Fire Prevention and Operational Standards.  
(2). Ordinance No. 4573.