

CODE OF REGULATIONS

CHAPTER 1

GENERAL PROVISIONS

Sec. 1-1 **HOW CODE DESIGNATED AND CITED.** The regulations embraced in the following chapters and sections governing the management and use of properties under control of the Sebring Airport Authority constitute and are designated the Airport Authority Code of Regulations. The compilation of the various Regulations is also referred to as the Code.

Sec. 1-2 **RULES OF CONSTRUCTION.** In the construction of this Code, the following rules shall be observed, unless the context clearly indicates otherwise:

1. The word "Airport" means the Airport and appurtenant facilities located on the property of the Sebring Airport Authority.
2. The words "Airport Authority" are to be construed as if the word Sebring precedes them. "Airport Authority" extends to and includes officers, agents and employees of the Sebring Airport Authority.
3. The words "Airport Manager" means the Executive Director's authorized designee.
4. The word "Board" means the Sebring Airport Authority Board.
5. The words "Executive Director" mean the Executive Director of the Sebring Airport Authority and his duly authorized designee.
6. Gender. The masculine includes the feminine and neuter and vice versa.
7. Interpretation. Where any provision of the Code imposes greater restricting on the subject matter than the general provisions imposed by the Code, the provision imposing the greater restriction or regulation controls.
8. Number. The singular includes the plural and vice versa.
9. Person. The word person includes individuals, children, firms associations, joint ventures, partnerships, estates, trusts, business trusts, syndicate fiduciaries, corporations, and all other groups or combinations.

10. The words “personal property” includes every species of property except real property.
11. Shall, may. “Shall” is mandatory. “May” is permissive.
12. Tense. Words used in the present or past tense include the future as well as the present or past.

Sec. 1-3 **CATCHLINES OF SECTIONS.** The catchlines of the several sections of this Code printed in boldface type are intended as mere catchwords to indicate the contents of the section and are not to be taken to be the titles of such sections, nor as any part of the section, nor, unless expressly so provided, are they to be so deemed when any of such sections, including the catchlines, are amended or re-enacted.

Sec. 1-4 **EFFECT OF REPEAL OF REGULATIONS.** The repeal of a regulation does not revive any regulations in force before or at the time the regulation repealed takes effect.

The repeal of a rule does not effect any punishment or penalty incurred before the repeal takes effect, nor any suit, prosecution or proceeding pending at the time of the repeal, for an offense committed or cause of action arising under the rule repealed.

Sec. 1-5 **SEVERABILITY OF PARTS OF CODE.** The sections, subsections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph, subsection or section of this Code is declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, then such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections and sections of this code.

Sec. 1-6 **AMENDMENT TO CODE: EFFECT OF NEW REGULATIONS: AMENDATORY LANGUAGE.** All regulations enacted subsequent to this Code which amend, repeal or in any way affect this Code, may be numbered in accordance with the numbering system of this Code and printed for inclusion herein. When subsequent regulations repeal any chapter, section or subsection or any portion thereof, such repealed portions may be excluded from the Code by omission from reprinted pages. The subsequent regulations as numbered and printed, or omitted in the case of repeal, shall be prima facie evidence of such subsequent rules until such time that this Code and subsequent regulations numbered or omitted are re-adopted as a new Code by the Board.

Amendments to any of the provisions of this Code may be made by amending such provisions by specific reference to the section number of this Code in the following language:

“That section \_\_\_\_\_ of the Sebring Airport Authority Code of Regulations, is hereby amended to read as follows: . . . “. The new provisions shall then be set out in full as desired.

In the event a new section not heretofore existing in the Code is to be added, the following language may be used:

“That the Sebring Airport Authority Code of Regulations is hereby amended by adding a section, to be numbered \_\_\_\_\_, which said section reads as follows: . . . “ The new section shall then be set out in full as desired.

All sections, articles, chapters, or provisions desired to be repealed must be specifically repealed by section, article or chapter number, as the case may be.

Sec. 1-7        **ALTERING CODE.** It is unlawful for any person to change or amend by addition or deletion, any part or portion of this Code, or to insert or delete pages, or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the regulations of the Airport Authority to be misrepresented thereby.

Sec. 1-8        **GENERAL PENALTY: CONTINUING VIOLATIONS**

1.        It is unlawful for any person to violate or fail to comply with any provision of this Code, and where no specific penalty is provided therefor, any person who violates any provision of this Code shall be punished as follows:
  - a.        In the event such violation also constitutes a violation of any law of the state, the person guilty of the violation shall be punished in the same manner and within the same limits as are prescribed for such violation of state law.
  - b.        In the event that such violation does not constitute a violation of the state law, the person guilty of the violation shall be punished by a fine not exceeding five hundred dollars (\$500.00) or imprisonment for a term not exceeding sixty (60) days, or by both such fine and imprisonment in the discretion of the court.
2.        Each day any violation of this Code continues the continuing violation constitutes a separate offense.

## CHAPTER 2

### COMMERCIAL ACTIVITIES

Sec. 2-1 **CONDUCT OF BUSINESS.** No person is permitted to conduct any business on the property of the Airport Authority without a Lease or Permit to do business or provide an aeronautical service to the public on the Airport. The business firm shall strictly comply with all relevant federal and state standards and regulations, giving due regard to any special circumstances which may be applicable to such particular business.

Sec. 2-2 **ADVERTISEMENTS.** No person shall post, distribute or display signs, advertisements, circulars or written or printed matter of any kind on the property of the Airport Authority without first obtaining written permission from the Executive Director. Any such permission may be rescinded at any time if such display or distribution does not conform with written policies of the Airport Authority.

Sec 2-3 **COMMERCIAL PHOTOGRAPHY.** No person, except representatives of the press on duty or during official assignments, shall take still, motion or sound pictures for commercial purposes on the property of the Airport Authority without first obtaining written permission from the Executive Director.

Sec. 2-4 **CARGO OR OTHER STORAGE.** No person shall use any property of the Airport Authority for outside storage without first obtaining written permission from the Executive Director.

## CHAPTER 3

### TENANT OBLIGATIONS

Sec. 3-1 **DAMAGE.** Tenants shall be held fully responsible for any damage to any building, equipment or real property owned by the Airport Authority. Any damage to or malfunctioning of buildings, structures, utilities or other property owned by the Airport Authority shall be reported to the Executive Director.

Sec.3-2 **STORAGE OF EQUIPMENT.** No tenant or Lessee of Airport Authority property shall store or stock material or equipment in such a manner as to constitute a hazard to any person or property, or in such a manner as to create any unattractive appearance. (Such as junk cars, junk planes, and other like items.)

Sec. 3-3 **STRUCTURAL OR DECORATIVE CHANGES.** No person may modify any equipment or building, or change any mechanical, electrical, electronic or plumbing equipment owned by the Airport Authority without first obtaining written permission from the Executive Director. No person may move or install any equipment, signs, etc. in the public areas of the Airport Authority without first obtaining written permission from the Executive Director.

## CHAPTER 4

### RESTRICTED AREAS

Sec. 4-1 **GENERAL.** No person may enter upon an apron, taxiway, runway, or service area except:

1. An aviation tenant or his representatives. These persons are allowed to be on these areas only for the performance of the business of the tenant.
2. Persons authorized by the Executive Director.
3. Appropriately supervised aircraft passengers who must enter the apron while enplaning or deplaning. No person may enter those portions or buildings or hangars marked "restricted", "private", or "employees only" except persons authorized by the Executive Director.

Sec. 4-2 **PICKETING OR UNLAWFUL ASSEMBLING.** No person shall conduct or participate in picketing or any other demonstration or assembly which in any manner obstructs buildings, grounds, roads, walks, approaches, or any other property of the Airport Authority, or tends to incite violence, breach of peace or other unlawful conduct. In the event of labor disputes limited peaceful picketing in the designated areas may be authorized by the Executive Director. Requests for approval of such limited peaceful picketing shall be made in writing to the Executive Director who is authorized to specify limitations as to any such picketing.

Sec. 4-3 **OFFICIAL RIGHT OF ACCESS.** Nothing contained herein shall be construed to prevent any public safety officer, firefighter, or other governmental officer or employee from entering any part of the property of the Airport Authority when entry is required in the performance of his or her official duties.

CHAPTER 5

MISCELLANEOUS

Sec. 5-1 **PRESERVATION OF PROPERTY.** No person shall destroy, injure, deface or disturb any building, sign, equipment, marker or other structure, tree, flower, lawn or other property of the Airport Authority

Sec. 5-2 **DAMAGE TO PROPERTY.** Any person causing or liable for any damage to real or personal property owned by the Airport Authority shall be required to pay the Airport Authority the full amount of the damage. This shall be in addition to any penalties imposed by Chapter 1, Section 1-8 of this Code.

Sec. 5-3 **DISORDERLY CONDUCT.** No person shall commit any disorderly, obscene, indecent or unlawful act, or commit any nuisance on the property of the Airport Authority.

Sec. 5-4 **GAMBLING.** No person shall conduct gambling in any form or operate gambling devices anywhere on the property of the Airport Authority.

Sec 5-6 **FIREARMS, EXPLOSIVES, AND INFLAMMABLE MATERIAL.** No person, except law enforcement officers, duly authorized post office employees, airport and air carrier employee, or members of the armed forces on official duty, shall carry any firearms, explosives, or inflammable material on the property of the Airport Authority without first obtaining written permission from the Executive Director.

Sec. 5-5 **REFUSE CONTAINERS.** The occupant of any building or premises on the property owned by the Airport Authority shall provide an adequate number of suitable containers of metal or other impervious material possessing a tight fitting cover, for the reception of garbage, trash and debris. A “dumpster” type container which can be mechanically lifted and dumped is a suitable container under this Code if such container also is equipped with a cover. If any type of container other than a “dumpster” type is used then each such container is not to exceed a 30 gallon capacity and each such container shall have attached thereto permanent handles which permit it to be readily grasped, held and carried.

CHAPTER 6

ANIMALS AND FOWL

ARTICLE 1

General

Sec 6-1 **KEEPING PROHIBITED GENERALLY: EXCEPTION.** It is unlawful for any person to own, keep, harbor or maintain any animals, livestock or poultry on Airport Authority property without first obtaining written permission from the Executive Director. This section does not apply to dogs, cats or other ordinary household pets, provided they are not kept, bred or maintained for any commercial purpose, and, provided further that they do not become a nuisance.

Sec. 6-2 through 6-6 RESERVED.

ARTICLE II

Dogs and Cats

Sec. 6-7 **COMPLIANCE REQUIRED.** It is unlawful for any person to own, keep, maintain or harbor any dog or cat on property owned by the Airport Authority without complying with the regulations and restrictions set forth in this article.

Sec. 6-8 **PROHIBITED AT LARGE.** It is unlawful for the owner or person responsible for a dog or cat to permit same to be at large. The term “at large” means a dog or cat which is not restrained by a leash and which is also off the premises of its owner or the person responsible for it.

Sec. 6-9 **IMPOUNDMENT.** Dogs and cats found running at large will be picked up and impounded by County Animal Control Officer, and will be turned over to the County Animal Shelter.

Sec. 6-10 **INOCULATION OF DOGS.** Any person who owns, keeps, maintains or harbors any dog on the property of the Airport Authority shall have such dog properly inoculated against rabies. Such inoculation must be performed by a licensed doctor of veterinary medicine. All dogs shall be inoculated at least once per year, or as often as necessary to be effective as determined by the State Department of Health.

Sec. 6-11 **AUTHORITY TO REQUIRE MUZZLING OF DOGS.** The Chief of the Department of Public Safety or such person as is authorized by the Airport Authority may require the muzzling of any dog at any time in the event such dog is of a vicious or dangerous nature, or when an emergency or necessity exists.

## CHAPTER 7

### AIRCRAFT REGULATIONS

#### ARTICLE I

#### AIRCRAFT OPERATIONS

“That section 7-1 of the Sebring Airport Authority Code of Regulations is hereby amended to read as follows:”

Sec. 7-1 **AUTHORITY TO RESTRICT LANDINGS AND TAKE-OFFS.** The Executive Director may prohibit aircraft landings and take-offs likely to endanger persons or property. Practice landings and take-offs may be temporarily suspended at the Executive Director’s discretion when such operations interfere with itinerant traffic or emergency operations.

Sec. 7-2 **CARELESS OR NEGLIGENT OPERATIONS PROHIBITED.** It is unlawful for any person under the influence of intoxicating liquor, narcotics, or other habit forming drugs, to operate an aircraft on the Airport. It is unlawful for any person to operate an aircraft in a careless or reckless manner on the Airport so as to endanger the life or property of another.

Sec. 7-3 **UNLAWFUL TO DROP HANDBILLS OR OTHER MATTER.** It is unlawful for any person in any aircraft flying over the Airport or over the territory within the boundaries of the Airport Authority to cause or permit to be thrown out, discharged, or dropped, any handbills, circulars, cards or other matter whatsoever which falls upon the Airport property owned by the Airport Authority.

Sec. 7-5 **TRAFFIC PATTERN.** Unless otherwise specified, the normal traffic pattern for aircraft landing, taking off, or in flight over the Airport is a left-hand pattern 800 feet above the ground. (Make change when Traffic Pattern pictorial is developed)

Sec. 7-6 **APRON.** No loading area, apron or taxi strip shall be used for landing or take-off.

“That the Sebring Airport Authority Code of Regulations is hereby amended by adding a section, to be numbered 7-7, which said section reads as follows:”

Sec. 7-7 **TOWING WITH AN AIRCRAFT.** A pilot shall not tow anything from the airport unless authority for the operation has been approved in writing by Executive Director and appropriate federal waivers have been issued.

“That the Sebring Airport Authority Code of Regulations is hereby amended by adding a section, to be numbered 7-8, which said section reads as follows:”

Sec. 7-8 **RPM SETTING.** Except for landing and take-off purposes, no aircraft equipped with controllable or constant speed propeller shall be flown in high RPM's upon, about or around the airport unless it shall be necessary for the safety of the aircraft and occupants.

“That the Sebring Airport Authority Code of Regulations is hereby amended by adding a section, to be numbered 7-9, which said section reads as follows:”

Sec. 7-9 **TESTING OF EXPERIMENTAL OR HOME BUILT AIRCRAFT.** No experimental or home built aircraft making the initial taxi and flight test shall use the facilities of the airport without prior written approval of the Executive Director. Approval will be considered only after a formal written request stating the pilots name, address, pilot in command time, FAA certification number, type of aircraft, horsepower, two-way communications, a copy of the current insurance policy and the aircraft builder's name, is submitted to the Executive Director. Upon the Executive Director's approval, the test will be conducted during hours approved by the FAA and the Executive Director.

“That the Sebring Airport Authority Code of Regulations is hereby amended May 2006 by adding a section, to be numbered 7-10, which said section reads as follows:”

Sec. 7-10 **COMMERICAL OPERATIONS OVER THE SEBRING RACEWAY.** No person, company or corporation operating aircraft shall request permission from Air Traffic Control to orbit the Sebring Raceway without first obtaining written permission from the Executive Director. The Executive Director will require the aircraft operator to have liability insurance naming the Sebring Airport Authority as an additional insured. The Executive Director will issue the aircraft operator an authorization code to be given to the Air Traffic Controller. Failure by the aircraft operator to adhere to all Federal Aviation Administration regulations while orbiting the Sebring Raceway will result in the withdrawal of the aircraft operator's authorization code.

Secs. 7-11 through 7-18. RESERVED

ARTICLE II

AIRCRAFT GROUND OPERATIONS

Sec. 7-19 **AIRCRAFT ENGINE RUN-UP.** Aircraft shall not be run-up in front of the terminal building. Aircraft shall not be positioned or taxied so that propeller slip-stream or jet engine exhaust is directed at spectators, personnel, hangars, shops, or other buildings in such a manner as to cause personal injury or property damage. All pilots and personnel authorized to ground taxi or perform ground taxi run-ups of aircraft are responsible for any damage from the effect of their propeller blast, jet blasts, or rotor effect incidental to flight or during ground run-ups and taxing.

Sec. 7-20 **STARTING THE AIRCRAFT.** No aircraft engine or turbine is to be started or run unless a qualified pilot or qualified mechanic is in the aircraft and attending the controls. Main landing wheels shall be adequately blocked or other equally safe means employed to prevent inadvertent movement of the aircraft.

Sec. 7-21 **DRIP PANS REQUIRED.** Whenever oil leakage, drippage or spillage is possible, drip pans shall be placed under each engine of an aircraft.

“That section 7-22 of the Sebring Airport Authority Code of Regulations, is hereby amended to read as follows:”

Sec. 7-22 **TAXING AND MOVING AIRCRAFT ON THE GROUND.** No aircraft shall be taxied into or out of hangars. No aircraft shall be taxied except at safe and reasonable speeds. Aircraft not equipped with adequate brakes shall not be taxied unless an attendant is at the wing to assist the pilot. When multi-engine aircraft with defective brakes must be moved, they shall be towed and not taxied. Aircraft being taxied, towed, or otherwise moved between sunset and sunrise shall show a rotating beacon or be adequately lighted.

Secs. 7-23 through 7-33 RESERVED

ARTICLE III

ADMINISTRATIVE REGULATIONS

Sec. 7-34 **USE OF AIRPORT AS BASE.** Aircraft based at the Airport shall be registered by the owner (s) thereof in the office of the Executive Director. This section does not apply to regular airline aircraft, federal or state owned and operated aircraft and transit aircraft. If any aircraft is used for hire or other commercial purposes, the owner and operator must obtain an appropriate lease or permits for the type of commercial activity for which the aircraft is used.

Sec. 7-35 **CLOSING THE AIRPORT.** The Executive Director is authorized to close the Airport or any portion thereof to air operations when he considers such action necessary to avoid endangering persons or property. He has the right to deny the use of the Airport or any portion thereof to any aircraft or class of aircraft, if in his opinion the use of the Airport or any portion thereof by such aircraft might be likely to endanger persons or property or constitute a nuisance.

“That section 7-36 of the Sebring Airport Authority Code of Regulations, is hereby amended to read as follows:”

Sec. 7-36 **RESPONSIBILITY FOR DISPOSAL OF DISABLED OR ABANDONED AIRCRAFT.** The owner of wrecked and disabled aircraft shall be responsible for the prompt removal and disposal of such aircraft after release by the Executive Director, the Federal Aviation Authority or the National Transportation Safety Board. Unairworthy aircraft shall not be parked or stored anywhere on the airport except that aircraft awaiting repairs leading to certification may be parked or stored up to six (6) months duration. Any parking or outside storage of unairworthy aircraft in excess of six (6) months shall require written permission of the Executive Director. In the event of failure to promptly comply with this provision, such disabled aircraft and any abandoned or unairworthy aircraft may be removed by the Airport Authority at the owner’s expense and without liability on the part of the Airport Authority for any damage which may result in the course of such removal. The Executive Director may levy parking fees at his discretion.

Sec. 7-37 **ACCIDENT REPORTS.** The pilot of any aircraft involved in any accident causing personal injury or property damage at the Airport shall make a prompt and complete report of the accident to the Executive Director. Any other person who witnesses or participates in any aircraft shall also promptly render a detailed report to the Airport office, giving names and addresses of all witnesses thereto.

Sec. 7-38 **PAYMENT OF CHARGES.** All sales, service, and use charges due to the Airport Authority shall be payable in cash unless satisfactory credit arrangements have been made in advance or permission has been secured for payment by check.

Sec. 7-39 **AUTHORITY TO DETAIN AIRCRAFT.** The Executive Director has the authority to detain any aircraft for non-payment of any debt due the Airport Authority.

Sec. 7-40 **AUTHORITY TO DENY USE OF AIRCRAFT OR PILOT GUILTY OF VIOLATIONS.** The Executive Director is authorized to deny use of the Airport to any aircraft or pilot violating these or Federal Regulations at the Airport or elsewhere.

Sec. 7-41 **SPECIAL EVENTS.** Special Event or Special Events means an aeronautical activity which will not comply with these rules or which, although it may comply with these rules, will require an accommodation by other users of the airport. Special events includes, but are not limited to, fly-ins, skydiving exhibitions, balloon operations or similar events or activities.

Any person wishing to sponsor a special event shall obtain the prior written approval of the Airport Manager. The Airport Manager shall require such safeguards as deemed necessary to protect the airport, the Authority, the county, aircraft using the airport, and the general public. These requirements may include, but are not limited to, bonds, insurance policies, additional security personnel, facilities, special operating procedures and any required waiver/authorization to the FARS issued by the FAA. The Authority is prohibited by the FAA from closing the airport for any activity which is not an aeronautical activity. The Authority may establish and charge reasonable fees for any special event.

It would be difficult to develop a standardized fee schedule for each special event; accordingly, the charge for such fees will be dependent upon:

1. Length of stay at the airport.
2. Facilities used including runway, taxiway and apron.
3. Cost of any accommodation which must be made for this aeronautical activity.
4. Inconvenience caused the FBO and any loss of business to the FBO and/or tenants.

## CHAPTER 8

### MOTOR VEHICLES

Sec. 8-1 **GENERAL REGULATORY AUTHORITY.** The Airport Authority Department of Public Safety, with the approval of the Board, shall have the power to enforce all regulations governing traffic and use of the streets, aprons, taxiways, and other areas used by vehicles or pedestrians, and is given full power to designate through, stop, yield, one-way streets, directions of traffic, speed limits, and locations for parking, and reservation of parking places, insofar as same do not conflict with the laws of the state, and to install such street signs, traffic control devices and indicators and markings as are necessary or advisable for the operation and enforcement of such rules and regulations.

Sec. 8-2 **ADOPTION OF UNIFORM TRAFFIC CONTROL LAW.**

The Florida Uniform Traffic Control Law, Chapter 316, Florida Statutes is adopted by reference and made a part of this code. Violations will be enforced under the provisions of Chapters 316 and 318, Florida Statutes.

Sec. 8-3 **MOTORIZED EQUIPMENT ON APRONS AND LANDING.** No vehicle may be operated on an apron, taxiway, runway or service area of the airport except:

1. By an aviation tenant or his representative. These persons are allowed to bring vehicles on these areas only for the performance of the business of the tenant.
2. By a person authorized to do so by the Airport Authority Department of Public Safety.

Sec. 8-4 **YIELDING RIGHT OF WAY.** All vehicles, except emergency equipment responding to an alarm, shall yield the right of way to any and all aircraft in motion. Aircraft shall hold their position or clear runways during an emergency.

Sec. 8-5 **SPEED LIMITS.** Vehicles shall be operated in strict compliance with speed limits as indicated by posted traffic control devices. The maximum speed of any vehicle operating on property of the Airport Authority is 35 miles per hour except as may be otherwise posted.

Sec. 8-6 **PARKING RESTRICTIONS.** No person shall park a vehicle or permit same to remain halted on any portion of Airport Authority property except at such place and for such period of time as may be prescribed or permitted by the Department of Public Safety. No aircraft refueling vehicle shall be parked within 50 feet of a building or hangar and at least 10 feet from another vehicle.

Sec. 8-7 **AUTHORITY TO REMOVE VEHICLES.** The Department of Public Safety may remove from Airport Authority property any vehicle which is disabled, abandoned, parked in violation of this code or which presents an operational problem. Such removal will be made at the owner's expense and without liability on the part of the Airport Authority or Airport Authority Department of Public Safety for damage which may result in the course of such removal.

## CHAPTER 9

### MINIMUM STANDARDS FOR FIXED BASE OPERATIONS AND AIRPORT TENANTS AT THE SEBRING AIRPORT, Amended May 24, 1985

That section 9-1 of the Sebring Airport Authority Code of Regulations is hereby amended

to read as follows:

Sec. 9-1 **GENERAL.** The Airport Authority has adopted Minimum Standards for Fixed Base Operators and Airport Tenants at the Sebring Airport, and has amended them on May 24, 1985, November 19, 1992 and June , 1998.

Sec. 9-2 **PERMITS.** No Person may provide an Aeronautical Service at the Airpark unless:

1. The Person has an FBO Lease with the Airport Authority or a sub-lease approved by the Airport Authority relating to the Aeronautical Activity, or
2. A Permit has been issued to the Person by the Airport Manager authorizing the Person to provide the Aeronautical Service at the Airport. The requirements of this section do not apply to any FAA designated examiner.
3. Permits shall be issued by the Airport Manager to any Person who satisfies the conditions for the Aeronautical Activities listed below:
  - a. An "Itinerant Crop Duster" is a person, firm, or corporation owning or operating an aircraft used for crop dusting or spraying, and such person, firm or corporation is not a Fixed Base Operator or tenant on the Sebring Airport. The person, firm, or corporation shall contact the Airport Manager to obtain authorization to use the airport for this purpose of loading the aircraft with chemicals to be sprayed from the air. The Airport Manager's authorization will allow the "Itinerant Crop Duster" to load chemicals onto the aircraft at a specific location on the airport with the following conditions:
    - (1) Within a specified time period.
    - (2) FAA pilot licenses, current Airman Medical Certification and insurance policies to be presented prior to granting the authorization.
    - (3) The person, firm or corporation will agree in writing that it will:
      - (a) Comply with the SAA Code for Industrial Wastes.
      - (b) Comply with all Department of Environmental Regulation and Environmental Protection Agency rules and

regulations.

- (c.) Pay a daily fee of \$35.00.
  
- b. Independent Flight Instructor will be permitted to provide aircraft flight instruction without meeting the requirements of CATEGORY A (Flight Instruction) of Minimum Standards for Fixed-Base Operators providing the person:
  - (1.) Obtain a County Business License through the County Commission of Revenue.
  
  - (2.) Obtain airport business permit from the Airport Manager, which requires:
    - (a) Proof of proper and current FAA licenses, certificates and a current Airman Medical Certificate.
  
    - (b) Proof of the County Business License.
  
    - (c) Adequate public liability and property damage insurance sufficient to protect the operation and the SAA from legal liabilities involved.
  
    - (d) Payment of an annual renewal fee of \$100.00.
  
- c. Any Person providing aircraft repair and/or inspection services, other than owner-preventive maintenance as defined in FAR Part 43, shall have:
  - (1) Proper and current licenses approved by the FAA, with appropriate ratings to cover the types of repairs or inspection work being offered.
  
  - (2) A business license, if applicable.
  
  - (3) Insurance in accordance with the provisions of Chapter 14 "Insurance" of these "Rules and Regulations".

The contractual liability coverage shall include protection for the Permit Holder from claims arising out of the liability assumed under the indemnification provision of these Rules and Regulations.

(4.) Pay a daily fee of \$35.00.

## CHAPTER 10

### SAFETY

Sec. 10-1 **GENERAL RULES OF PRUDENCE.** No person in or upon the property of the Airport Authority shall commit or omit performing any act that could endanger the life of any person or property.

Sec. 10-2 **RADIO INTERFERENCE.** No person shall operate any equipment or device on Airport Authority property if the equipment or device interferes with any aircraft radio communication or any aircraft navigational aid.

Sec. 10-3 **FIRE HAZARDS.** No person may smoke or carry lighted cigars, cigarettes, pipes, matches or any naked flame or fire into or onto any aircraft, aircraft hangar area where aircraft are located, in any fuel storage area, in any place where smoking is prohibited by any sign, or within 50 feet of any fuel carrier.

Sec. 10-4 **ADOPTION OF FIRE PREVENTION CODE.** The Fire Prevention Code, 1976 Edition, is adopted by reference and made a part of this Code. Any person violating any provision of the Fire Prevention Code is guilty of a violation of this Code.

Sec. 10-5 **CARE OF APRON AREAS.** Any person, including the operator of an aircraft, causing overflowing or spilling of aviation fuels, excess oil or grease on any apron shall be responsible for cleaning such areas.

Sec. 10-6 **RIDING ON FIRE APPARATUS.** No person, other than a member of the Airport Authority Volunteer Fire Department, may ride on any of the fire apparatus of the Airport Authority when the apparatus is being used in going to or returning from a fire.

Sec. 10-7 **SELF-FUELING.** Any person, firm, corporation or aviation business wishing to supply and dispense fuel into their own aircraft on the airport must do so using their own employees and their own equipment, and they must obtain a self-fueling permit from the Airport Manager. Applications for self-fueling permits are available at the Airport Manager's office. The procedure for obtaining self-fueling permit is as follows:

1. Submit a completed self-fueling application to the Airport Manager's office.
2. Complete the approved self-fueling training course conducted by the Fire Marshall.
3. Obtain approval from the Fire Marshall for equipment to be used in the

self-fueling operations.

4. Airport Manager reserves the right to require general liability insurance coverage based upon type of fueling equipment to be used and also based upon opinions of the Fire Marshall and Risk Manager of the SAA.
5. Pay the annual permit fee of \$50.00 to SAA.

**Sec. 10-8 RULES GOVERNING SELF-FUELING.**

1. Persons, Firms or Corporations:
  - a. All aircraft shall be fueled in the area designated by the Airport Manager for self-fueling. This area will be maintained by the SAA which will provide and maintain fire extinguishers, grounding and bonding cables.
  - b. The approved fueling equipment along with the fuel will be brought to the designated self-fueling area when fueling is to be accomplished. A current self-fueling permit must be available for inspection by a representative, upon request.
2. Fixed-Base Operators and corporates that own their own hangars:
  - a. These operators and/or corporates will submit plans for their proposed fueling operations at the location of their leased areas on the airport for approval.
  - b. All fuel storage tanks will be above ground with a minimum capacity of 5,000-gallon storage. The pumping equipment shall meet all applicable safety requirements of the Department of Environmental Resources, National Fire Protection Association Standards, and local fire regulations relating to fuel storage and other requirements as may be appropriate. The above requirements are considered essential for the protection of both the Lessee and the Lessor. In this regard, all fuel suppliers must have prior agreement or a contract with the Airport Manager's Office prior to any delivery of fuel. All fuel storage facilities must be surrounded by a fence, the type and manner of construction to be approved by the SAA.

Pursuant to Section 1.6 of the Sebring Airport Authority Code of Regulations, Section 10-9 and Section 10-10 is created December 2006:

Sec. 10-9: All tenants of Building 103 are required to take reasonable action to secure the Building 103 from damage, including the utilization of substantial bracing

or struts, prior to significant adverse weather conditions, including hurricanes, tornadoes and other high wind events”: and

Sec. 10-10: All tenants are required to secure personal property inside a building, or secure that personal property to the ground, prior to significant adverse weather conditions, including hurricanes, tornadoes and other high wind events.”

## CHAPTER 11

### OFFENSES-MISCELLANEOUS

Sec. 11-1 **ADOPTION OF STATE MISDEMEANORS.** It is unlawful to commit on the property of the Sebring Airport Authority any act which is recognized by the laws of the State of Florida as a misdemeanor.

Sec. 11-2 **FIRE APPARATUS, HOSE, HYDRANTS, WATER PIPES, WATER SUPPLY, TAMPERING WITH, INJURING, MISUSING.** No person shall willfully or carelessly tamper with or injure any fire apparatus, hose, water-pipe, hydrant or any other appliance connected or used with any water work system; nor shall any person habitually use or appropriate water from such water-works system unless such use or appropriation is authorized by the Executive Director.

Sec. 11-3 **DISTURBING THE PEACE.** No person on the property of the Airport Authority shall make any noise at night which may disturb the public peace.

Sec. 11-4 **OBSTRUCTING PUBLIC WAYS BY CROWDS OR OTHERWISE.** It is unlawful for any person, for any purpose whatsoever, to obstruct the sidewalks, streets, or alleys on the property of the Airport Authority, by crowds or otherwise; and when such obstruction occurs, it is the duty of the Sebring Airport Authority Department of Public Safety to notify the persons causing such obstruction of disperse and , on failure to do so, the persons causing the obstruction shall be guilty of a violation of this Code.

Sec. 11-5 **UTILITY FIXTURES, METERS, EQUIPMENT, DAMAGING, INTERFERING WITH.** No person shall willfully or fraudulently injure, or to knowingly cause to be injured, any meter, wire, pipe, or fitting connected with or belonging to an electric, gas, sewer or water plant owned or controlled by the Airport Authority or by any person, firm or corporation engaged in the business of furnishing electricity, gas, sewer service or water on the property of the Airport Authority, or to willfully or fraudulently tamper or meddle with any meter or other appliance or plant in such a manner as to cause loss or damage to the owner or operator

of such plant; or to willfully or fraudulently prevent any meter used for registering the same from registering the quantity so passing through same, or to alter the index or break the seal of any such meter or in any way hinder or interfere with its proper action or just registration; or to fraudulently use or willfully waste or suffer the waste of electricity or gas or water passing through any such meter or intended to be passed through such meter, wire, pipe or fitting, or other appliance or appurtenance connected with or belonging to any such utility or service supplier.

Sec. 11-6 **UTILITY POLES, ATTACHMENTS TO.** No person shall attach any sign, notice or other material to any electrical pole on the property of the Airport Authority by, or with use of tacks, nails, wires or any other metallic substance.

## CHAPTER 12

### BUILDING AND CONSTRUCTION REGULATIONS

Sec. 12-1 **BUILDING CODE ADOPTED.** The 1979 Edition of the Standard Building Code, promulgated by the Southern Building Code Conference International, Inc., is adopted by reference and made part of this Code. Any person violating the Southern Building Code is guilty of a violation of this Code.

Sec. 12-2 **ELECTRICAL CODE ADOPTED.** The National Electrical Code, of the National Fire Protection Association, 1978 Edition except such portions as may be modified, amended or deleted by the Board from time to time is adopted by reference and made a part of this Code. Any person violating the National Electrical Code is guilty of a violation of this Code.

Sec. 12-3 **PLUMBING CODE ADOPTED.** The Standard Plumbing Code, 1979 Edition, promulgated by the Southern Building Code Congress International, Inc., except such portions as may be modified, amended or deleted by the Airport Authority Board from time to time is adopted by reference and made part of the Code. Any person violating the provisions of the Standard Plumbing Code is guilty of a violation of this Code.

CHAPTER 13

SEWERS AND SEWAGE DISPOSAL

ARTICLE 1 IN GENERAL

Sec. 13-1 **DEFINITIONS**

1. Garbage means solid wastes from the preparation, cooking and disposing of food, and from the handling, storage and sale of produce.
2. Industrial waste means the liquid wastes from industrial processes as distinct from sanitary sewage.
3. Natural outlet means any outlet into a watercourse pond, lake or other body of surface or ground water.
4. Properly shredded garbage means the wastes from the preparation cooking and dispensing of food that has been shredded to such degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch in dimension.
5. Sanitary sewer means a sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.
6. Sewage means a combination of the water-carried wastes from residences, business buildings, and industrial establishments, together with such ground, surface and storm waters as may be present.
7. Sewer means a pipe or conduit for carrying sewage.
8. Storm sewer or storm drain means a sewer which carries storm and surface waters and drainage, but excludes sewage polluted wastes.
9. Suspended solid means that either float on the surface of or are in suspension in water, sewage, or other liquids; and which are removable by laboratory filtering.
10. Wastewater treatment plant means any arrangement of devices and structures used for treating sewage, presently owned or hereafter acquired by the Airport Authority.

11. Wastewater works means all facilities for collecting, pumping, treating and disposing of sewage.
12. Watercourse means a channel in which the flow of water occurs, either continuously or intermittently.

Sec. 13-2 **POWER AND AUTHORITY OF AIRPORT PERSONNEL.**

The sewer plant operator, and other duly authorized employees of the Airport Authority shall be permitted to enter upon all Airport Authority property for the purposes of inspection, observation, measurement, sampling and testing, in accordance with the provisions of this Chapter.

Sec. 13-3 **DAMAGING FACILITIES.** No person shall maliciously, willfully, or negligently, break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the Airport Authority sewerage works.

Sec. 13-4 **UNSANITARY DEPOSITS PROHIBITED GENERALLY.** It is unlawful for any person to place, deposit or permit to be deposited in an unsanitary manner upon Airport Authority property any human excrement, garbage or other objectionable waste.

Sec. 13-5 **DISCHARGING TO NATURAL OUTLETS PROHIBITED.** It is unlawful to discharge to any natural outlet within the property of the Airport Authority any sanitary sewage, wastewater, industrial wastes, or other polluted waters, except where suitable treatment has been provided in accordance with the provisions of this Article.

Sec. 13-6 through 13-16 RESERVED.

## ARTICLE II

### DISCHARGES TO AIRPORT SEWERS

Sec 13-17 **POLLUTED WATERS.**

1. No person shall discharge or cause to be discharged any storm water, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial process waters to any sanitary sewer.
2. Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet approved by the Airport Authority. Industrial cooling water or unpolluted process waters may be discharged upon approval of the Airport Authority,

to a storm sewer or natural outlet.

Sec. 13-18 **HARMFUL OR NOXIOUS WASTES.** Except as hereinafter provided, no person shall discharge or cause to be discharged any of the following described waters or wastes to any Airport Authority sewer:

1. Any liquid or vapor having a temperature higher than one hundred ten degrees (110) Fahrenheit.
2. Any water or waste which may contain more than seventy-two (72) milligrams per liter of fat, oil or greases.
3. Any gasoline, benzene, naphtha, fuel oil or other flammable or explosive liquid, solid or gas.
4. Any garbage that has not been properly shredded.
5. Any ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, paunch manure, or any other solid or viscous substance capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewerage works.
6. Any waters or wastes having a PH lower the 6.0 or higher than 8.0, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewerage works.
7. Any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interface with any sewage treatment process, constitute a hazard to humans or animals, or create any hazard in the receiving waters of the sewage treatment plant.
8. Any waters or wastes containing suspended solids of such character and quantity that unusual attention or expense is required to handle such materials at the sewage treatment plant.
9. Any noxious or malodorous gas or substance capable of creating a public nuisance.

Sec. 13-19 **REVIEW AND APPROVAL OF CERTAIN WASTES;  
PRETREATMENT.**

The admission into Airport Authority sewers of any waters or wastes having: (1) a five day biochemical oxygen demand greater than two hundred fifty (250) milligrams per liter, or (2) containing more than three hundred (300) milligrams per liter of suspended solids, or (3) containing any quantity of substance having the characteristics described in section shall be subject to the review and approval of the Airport Authority. Where necessary in the opinion of the Airport Authority, the owner shall provide at his expense,

such preliminary treatment including flow measurement as may be necessary to: (1) reduce the biochemical oxygen demand to two hundred (200) milligrams per liter and the suspended solids to two hundred fifty (250) milligrams per liter, or reduce objectionable characteristics or constituents to within the maximum limits provided for the section 13-18, or (3) control the quantities and rates of discharge of such water or wastes, plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the Airport Authority and no construction of such facilities shall be commenced until said approval is obtained in writing.

**Sec. 13-20 MAINTENANCE OF PRETREATMENT FACILITIES.**

Where preliminary treatment facilities are provided for any waters or wastes, the facilities shall be maintained continuously in satisfactory and effective operation to the satisfaction of the Airport Authority by the owner and at the owner's expense.

**Sec. 13-21 CONTROL MANHOLES REQUIRED.** When required by the Airport Authority, the owner of a business served by a building sewer carrying industrial wastes shall install a suitable control manhole in the building sewer to facilitate observation, sampling and measurement of the wastes. The manhole shall be installed by the owner at his expense and the owner at his expense shall maintain same so as to be safe and accessible at all times.

**Sec. 13-22 MEASUREMENTS, TESTS.** All measurements, tests and analysis of the characteristics of waters and wastes to which reference is made in section 13©18 and 13©19 shall be determined in accordance with "Standard Methods for the Examination of Water and Sewage:", and shall be determined at the control manhole. In the event that no special manhole is required, the control manhole shall be considered to be the nearest downstream manhole in the Airport Authority sewer to the point at which the building sewer is connected.

**Sec. 13-23 SPECIAL ARRANGEMENTS NOT PRECLUDED.** No statements in this article shall be construed as preventing any special agreement or arrangement between the Airport Authority and any person whereby an industrial waste of unusual strength or character may be accepted by the Airport Authority for treatment, subject to payment therefor by the tenant.

**Sec. 13-24 through 13-34 RESERVED.**

ARTICLE III

PRIVATE DISPOSAL FACILITIES

Sec. 13-35 **PROHIBITED UNLESS OTHERWISE PERMITTED.**

Except as herein provided, it is unlawful to construct or maintain any privy, privy vault, septic tank or any other private method of sewage.

Sec. 13-36 **WHEN AUTHORIZED AND REQUIRED.**

Where an Airport Authority sanitary sewer is not available the building sewer shall be connected to a private sewage disposal system complying with all requirements of the agency of the State of Florida having jurisdiction and Highlands County, Florida.

CHAPTER 14

INSURANCE

Sec. 14-1 All Fixed Base Operators (FBO) and aviation tenants shall maintain insurance in the types and limits outlined below which protects them and the Airport Authority:

1. Each FBO shall maintain the applicable types and amounts of insurance described in this CHAPTER.
2. The FBO shall use only responsible insurance companies of recognized standing which are authorized to do business within the State of Florida. The insurance companies shall have a Best's rating of at least "B++" and a financial size of "Class VII," or better, in the latest edition of Best's Insurance Reports.
3. Each FBO shall, at the request of the Airport Authority, deliver to the Airport Manager copies of all certificates of insurance for required insurance, any policy amendments and policy renewals, and any additional information related to required insurance. Each policy shall require the insurer to provide to the Airport Authority at least 30 days prior written notice of termination or cancellation.
4. Each FBO shall submit to the appropriate insurer timely notices and claims of all losses insured under any required insurance policy, pursue such claims diligently and comply with all terms and conditions of required insurance policies. Each FBO shall promptly give the Airport Manager copies of all notices and claims of loss and any documentation or correspondence related to such losses. Each FBO shall make all policies for required insurance, policy amendments and other related insurance documents available for inspection and photocopying by the Airport

Manager or the Authority upon reasonable notice.

5. Each FBO shall maintain the following insurance policies as required insurance under these Rules:

a. Workers Compensation and Employers Liability Insurance. This insurance will pay the lessee's obligation under Workers Compensation Law of Florida. Employers liability coverage shall provide limits of at least \$100,000 each accident for bodily injury and \$100,000 each employee for disease. The total policy limit for disease shall be at least \$500,000.

b. General Liability Insurance. This insurance must be written on an "occurrence" basis, responding to claims arising out of any occurrences which may take place during the policy period. The general liability form shall provide limits of at least the following with no deductible:

\$1,000,000 each occurrence for bodily injury & property damage;  
\$1,000,000 each incident for personal and advertising injury;  
\$1,000,000 product-completed operation aggregate; and  
\$1,000,000 general aggregate.

The contractual liability coverage shall include protection for the FBO from claims arising out of the liability assumed under the indemnification provision of these Rules.

The insurance policy shall provide for contingent liability of the Airport Authority on any claim or loss, and the Airport Authority shall be named as an additional insured under FBO's policy of insurance, as the Airport Authority's interest may appear. The FBO shall instruct the insurer to notify the Airport Authority in writing by certified mail at least 30 days prior to cancellation or refusal to renew any policy. The FBO shall file certificates of all insurance required with the Airport Authority.

Insurance against fire, windstorm or other casualty, including all standard extended coverage available, on all of the FBO's personal property, together with such medical payments coverage as the FBO may desire. In connection therewith, the FBO holds the Airport Authority harmless against loss or damage to the FBO's person or property by reason of any casualty other than the negligence or fault of the Airport Authority.

- c. Business Automobile Liability Coverage. Business automobile liability insurance shall apply to any automobile, including all owned, hired and non-owned vehicles, to a combined single limit of at least \$1,000,000 each accident. Any statutorily required "No-Fault" benefits and uninsured/under insured motorist coverage shall be included.
- d. Aircraft Liability Insurance. This insurance shall provide aircraft liability, including temporary substitute aircraft and non-owned aircraft liability, to a combined single limit of at least \$500,000 limited to \$100,000 each passenger per occurrence. Coverage shall apply to bodily injury or death and mental anguish, including passenger injuries and property damage.
- e. Hangarkeepers Liability Insurance. Hangarkeeper's legal liability coverage shall include protection for those lessees operating a hangar storage or aircraft maintenance/repair service to a limit of at least \$1,000,000 each occurrence.

The Airport Authority is to be included as additional insured.

The contractual liability coverage shall include protection for the FBO from claims arising out of the liability assumed under the indemnification provisions of these Rules.

- 6. Any Person providing an aeronautical service to the public at the Airport under the supervision of, or pursuant to an arrangement with, an FBO shall not be required to obtain the insurance described above if the insurance policy or policies of the FBO cover that Person to the same extent and in the same amount as the applicable insurance policy described above for the FBO.
- 7. Each FBO agrees to indemnify and hold the Airport Authority and each of their officers, officials, representatives, agents, employees, successors or assigns harmless from all claims and liabilities (including, without limitation, legal fees) arising out of the use of the Airport.

Pursuant to Section 1.6 of the Sebring Airport Authority Code of Regulations, Section 15 SANCTIONS is created January 18, 2007:

CHAPTER 15

SANCTIONS

Sec. 15-1: Violation of any rule or regulation herein shall constitute a default in all leases between the Airport Authority and the violator, and all leases between the Airport Authority and any entity of which the violator is an owner, officer or director.

Sec. 15-2. If a violation of any rule or regulation herein shall result in any damage, cost or loss to the Airport Authority, the violator shall be held liable for the cost of repair, replacement or reimbursement. Until paid to the Airport Authority, the cost of repair, replacement or reimbursement shall constitute additional rent under any lease between the Airport Authority and the violator, as well as all leases between the Airport Authority and any entity of which the violator is an owner, officer or director.

Sec. 15-3. Violations of any rules or regulations herein may be enforced by the Airport Authority by actions at law or equitable injunctions. The sanctions shall not be deemed to be exclusive or exhaustive, and the Airport Authority may enforce its rules and regulations by all legal means.”