

City of Lake Alfred  
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**Community Development**

Building | Code Enforcement | Planning | Zoning

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**AGENDA**

**PLANNING BOARD MEETING**

**CITY COMMISSION CHAMBERS  
CITY HALL**

**JANUARY 18, 2017  
REGULAR MEETING 6:00 P.M.**

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**CALL TO ORDER: CHAIR JOSEPH HULTS**

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT**

**APPROVAL OF MINUTES: OCTOBER 26, 2016 MEETING**

**BUSINESS ITEMS**

- 1) **PUBLIC HEARING:** Downtown Overlay District Land Development Code Text Amendment

**PUBLIC COMMENTS**

**BOARD MEMBER COMMENTS**

**ADJOURN**

*Any person who decides to appeal any recommendation of the City Commission and/or Planning Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 291-5747.*

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**CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Those in attendance were Board Members Deborah Hoffman, Joe Hults, Matthew Noone, Bette Biggar, Administrative Assistant Mamie Drane, Community Development Director Valerie Vaught, and Marisa Barmby with the Central Florida Regional Planning Council.

Those not in attendance were Board Members Karen Abdul-Hameed and Board Member Rene Ferrer.

**APPROVAL OF MINUTES: SEPTEMBER 21, 2016 MEETING**

**Board Member Hoffman** made a motion to approve the Planning Board Meeting minutes for the August 21, 2015 regular meeting: seconded by **Board Member Biggar** motion was approved by unanimous voice call vote.

**BUSINESS ITEMS**

**2) APPOINTMENT OF 2016-2017 CHAIR AND VICE CHAIR.**

Nominations were opened and **Board Member Biggar** made a nomination to appointment **Board Member Joe Hults** as Chair. The motion was seconded by **Board Member Hoffman**. Motion passed by unanimous vote.

Nominations were then opened for Vice Chair. **Board Member Biggar** made a nomination to appoint **Deborah Hoffman** for Vice Chair. Motion was seconded by **Board Member Noone**. Motion passed by unanimous vote.

The meeting was turned over to the new Chair Joe Hults.

**3) PUBLIC HEARING: FLOODPLAIN MANAGEMENT LAND DEVELOPMENT CODE TEXT AMENDMENT**

**Chair Hults** announced the next item on the agenda which was the public hearing for the Floodplain Management Land Development Code Text Amendment. He turned the meeting over to staff to present the issue.

**Marissa Barmby, Central Florida Regional Planning Council** explained this was a text amendment to the Land Development Code relating to floodplain management and adopting the December 22, 2016 Flood Insurance Rate Maps (FIRM). In 2012, the City adopted the Ordinance 1315-12 based on a model ordinance that Federal Emergency Management Agency (FEMA) provided. The maps from FEMA were effective at the time for the eastern part of the county only the 2016 maps include the rest of the county. FEMA recently requested local municipalities to update floodplain ordinances to match the revised state model ordinance from

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2014. Adopting this keeps the City of Lake Alfred active in the National Flood Insurance Program.

**Chair Hults** opened the public hearing and asked if anyone would like to comment. No one came forward. **Chair Hults** closed the public hearing

**Board Member Biggar** made a motion that the Planning Board recommend approval with the changes of a proposed amendment to the City Commission to adopt the updated FIRM maps and update the City's floodplain management regulations to ensure they are fully consistent with the National Flood Insurance Program requirements by the effective date of the revised Flood Insurance Rate Maps. Motion was seconded by **Board Member Noone**. Motion passed by unanimous vote.

**4) PUBLIC HEARING: COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT AMENDMENT**

**Ms. Barmby** explained this item, includes a City-initiated text amendment to the Future Land Use Element of the Lake Alfred Comprehensive Plan to add the "Mixed Use" Future Land Use designation. This type of flexible land use category, outside of the downtown and Green Swamp area, is not set forth by the City's existing Future Land Use designations. Mixed Use will allow for developments that are comprised of multiple or mixed uses which require specific or selected land use districts.

**Board Member Biggar** asked if this was similar to the amendment made for the Downtown area. **Ms. Barmby** said it was similar but with different guidelines for the specific areas.

**Chair Hults** opened the public hearing and asked if anyone would like to comment. No one came forward.

**Chair Hults** closed the public hearing

**Board Member Noone** made a motion that the Planning Board recommends approval to the City Commission for A City-Initiated text amendment to the Future Land Use Element of the City of Lake Alfred Comprehensive Plan to add a new Future Land Use category titled Mixed Use. **Vice Chair Hoffman** seconded the motion. Motion passed by unanimous vote

*Business Items 4 and 5 were presented and discussed together as each item concerns the same property and project by Gapway Groves.*

**5) PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT FOR GAPWAY GROVES CORPORATION PROPERTY\*\***

A request by Gapway Groves Corporation, to amend the Future Land Use designation for property located in the City of Lake Alfred from Low Density Residential (LDR) and Conservation (CON) to Mixed Use (MU) and Conservation (CON) on approximately ±91.51 acres of land, located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.

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**6) PUBLIC HEARING: ZONING MAP AMENDMENT FOR GAPWAY GROVES CORPORATION PROPERTY\*\***

A request by Gapway Groves Corporation, to amend the Zoning designation for property located in the City of Lake Alfred from Single Family Dwelling District (R1-A) and Conservation (CON) to Planned Unit Development-Mixed Use (MU) and Conservation (CON) on approximately ±91.51 acres of land, located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.

**Mark Bennett, Ridge Professionals Group**, introduced himself and the consulting team for the project. He gave an overview of the project, which will include a special events center & retreat facility to be used primarily for weddings, conferences and similar types of special events at the existing Adams family estate home located on the property. The site is currently surrounded by orange groves and is on the shores of Lake Alfred. The scenery is ideal for the proposed use. The owners will limit the maximum event size to 250 persons, with some possibly up to 300, however an average would be 150 persons. There are many benefits to a project in Lake Alfred, namely being an economic development opportunity for existing businesses to now have an influx of visitors to the area. Also, the owners feel strongly that this project will preserve the character of the land and existing structures. Also, he stated the proposed conditions to development are acceptable to the owners and will help to mitigate possible issues and concerns.

**Ms. Barmby** reviewed the staff's analysis of this project, covering both the Future Land Use request as well as the Zoning Planned Unit Development request. The property associated with both applications is located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road. The subject property is in citrus and pastureland with two single family homes built in the 1920s and a pool built in the 1950s and a shed built in the 1990s. The surrounding area includes Lake Alfred to the east, submerged lands to the north, citrus lands to the east, and the CSX railroad to the south. There is a multi-family development on unincorporated land on the southeastern corner of the property. The land to the northwest of the property is currently vacant, but is platted 0.4-acre lots. The land north of the property on the other side of the swampy protrusion of Lake Alfred is the platted Water Ridge Subdivision, Phase II with ¼ to ½ acre lots. The majority of the lots are currently vacant. To the southwest of the property, on the other side of Lake Alfred Road and the CSX railroad, there is a mobile home park and the Agricultural and Labor Program, Inc headquarters.

The applicant would like to create a special events facility utilizing the existing structures (dating back to the 1940s) on site, and provide additional facilities on-site for reconfiguration as a facility for weddings, conferences, and similar special events on approximately 27 acres (Phase I). The remainder of the site will be used for the eventual development of the property for residential with accessory resort related commercial uses (Phases II and III).

Included in the special events area will be the following facilities:

- Estate House (existing) - The Estate House will be used as a ready (event preparation) area and for additional event services as needed.
- Event Lawn - Located next to the Estate House and overlooking Lake Alfred, this area will include a deck, and be designed to have tents set up as needed.
- Parking Area - Approximately 100 spaces are proposed.
- Boathouse (existing) - To be used for meetings, wedding preparation area, storage, etc.

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- Wedding Garden - This site will be used for wedding ceremonies, with an expected maximum capacity of up to 250 seats.
- The Cottages - Twelve (12) cottages are proposed for Phase IA and 14 cottages are proposed for Phase IB. The estimated 1,500 square foot cottages will contain between 2 to 3 bedrooms per unit with full kitchen facilities and two parking spaces per unit. There is an anticipated maximum capacity of up to 8 persons per unit.
- Pre-Post Ceremony Area.
- Dock.

The Gapway Groves Corporation intends to maintain ownership of the property after development and will maintain common open space and facilities, including the existing entrance road.

The Future Land Use amendment is consistent with the City of Lake Alfred Future Land Use Element of the Comprehensive Plan (see companion Future Land Use text Amendment) and the zoning amendment is consistent with the existing Conservation Future Land Use designation and the proposed Mixed Use Future Land Use designation Amendment.

The proposal for a commercial component to the property is compatible with the adopted Neighborhood Activity Center Future Land Use for the neighboring property in Auburndale located at the intersection of Lake Alfred Road and Adams Barn Road. The CSX railroad location to the south of the property limits the development of adjacent residential.

The proposed Master Development Plan offers a design that is non-intrusive to neighboring properties that have existing or designated residential uses. The proposed PUD-MU Conditions help to alleviate potential off-site impacts (such as noise and traffic congestion) that may be created due to the proposed use. It is assumed that proposed weddings and other events which have music will have the greatest potential for adverse off-site impacts to neighboring properties with regards to noise generation. The proposed location for events (labeled "Special Event/Retreat Facility" on the Master Development Plan) is located over 1,000 feet away from the nearest developed residential multi-family structures to the east and more than 1,000 feet from the nearest platted vacant single-family residential lots to the north. The proposed distance separation, along with compliance with the City's Noise requirements (LDR Section 3.06.02.03) is believed to be a sufficient measure to mitigate the potential of offsite impacts due to noise.

In coordination with City staff and the applicant, there were several development conditions proposed that address potential impacts and concerns that are inherent in this type projects. The City staff and applicant are in agreement on the following proposed development conditions to be adopted with the final PUD-MU zoning designation and Master Development Plan:

1. The Phase I Planned Unit Development approval shall be for a special event facility for weddings, conferences, and similar special events including 26 cottages. Outdoor amplified music may be played between 7:00 a.m. and 10:00 p.m. on any day of the week.
2. A detailed traffic study for Phases IA and IB shall be completed by the applicant prior to final site plan approval.
3. The development is required to connect to City of Lake Alfred water and wastewater utilities.

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4. The Master Development Plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." In addition to the requirements of Section 7.04.04, any modifications to access points, structures within 50 feet of the boundary, or intensification of uses within 100 feet of the boundary shall constitute a Major Modification to this approval for Phase I.
5. Events attracting more than 300 people are prohibited without special event approval by the City. There shall be a minimum of two (2) hours between events to limit the potential off-site traffic congestion along Adams Barn Road and Lake Alfred Road.
6. Parking within the public right-of-way shall be prohibited. The uses and parking shall be contained within the 27 acre Phase I boundary shown on the Master Development Plan.
7. There shall be no permanent alcohol or retail sales except in accordance with the Land Development Code and Comprehensive Plan requirements, including but not limited to obtaining the proper land use designation. With an approved Florida Division of Alcoholic Beverages and Tobacco alcohol license, this PUD approval permits the sale and/or service of alcohol for on-site consumption ancillary to and in conjunction with the approved activities permitted to operate on this property.
8. Prior to site plan approval, the applicant shall complete a jurisdictional wetlands determination (JD) by the SWFWMD consistent with Policy 1.8.2 of the Future Land Use Element. The JD will be used as the basis for determining the location of the wetlands protection and transitional zones. A preliminary environmental impact assessment shall also be conducted indicating any native vegetative species and wildlife habitat such as gopher tortoises, etc.
9. The applicant will obtain all necessary permits required related to wetland and floodplain development.
10. The location of the dock as illustrated on the Master Development Plan may be relocated to a more northern point upon submittal of a recorded easement agreement with the neighboring property owner.
11. To proceed to Phases II and III of the development, the applicant will be required to submit a detailed traffic study showing the impacts of the development, and mitigation.
12. The cottages included in Phase IA (12 cottages) are restricted to temporary rental use in conjunction with the special event facility use and therefore will not generate any impacts on the Polk County School Board. Per the Polk County School Board, these 12 cottages are exempt from school impact fees. If these 12 cottages ever convert to single-family homes, the impact fees would be due at that time. The 14 cottages in Phase IB, are subject to school concurrency requirements prior to site plan approval/construction plan approval.
13. Before Phase I can be utilized as a special events venue, the applicant shall prepare an event management plan consistent with major event management techniques for the City of Lake Alfred staff to review, approve, and keep on file. Should this plan need to be changed or modified for any reason, the City of Lake Alfred shall review and approve

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any changes or modifications in writing prior to any changes or modifications being commenced or enacted.

14. *The applicant is requesting an additional condition relating to wetland transitional zones to be added if the Commission determines the applicant provided sufficient evidence that a smaller transitional zone can protect the functions of the wetland. The condition will include the required wetland transitional zone (minimum 30 feet).*

**Chair Hults** opened the public hearing on the Future Land Use request and asked if anyone would like to comment. No one came forward.

**Chair Hults** closed the public hearing

**Vice Chair Hoffman** made the motion for the Planning Board recommend approval of a change in Future Land Use classification from Low Density Residential and Conservation to Mixed Use and Conservation on the property described; **Board Member Noone** seconded the motion. Motion carried by unanimous vote.

**Chair Hults** asked about how wide the road is leading to the house. Ms. Barmby stated part of the proposal is the widening of the road. Board Member Biggar asked if there were only going to be one entrance and exit. Mr. Bennett answered only one. Ms. Biggar was concerned about the resort road opening on to Lake Alfred Road on a curve and that would be dangerous to drivers. Ms. Barmby indicated the proposed conditions to the PUD designation will require a detailed traffic study that may indicate additional road improvements will be needed for the future Phases II and III. Polk County has jurisdiction over both Old Lake Alfred Road and Adams Barn Road, which their analysis of Phase I does not require any road improvements at this time.

**Chair Hults** opened the public hearing on the Zoning request and asked if anyone would like to comment. No one came forward.

**Chair Hults** closed the public hearing

**Board Member Biggar** then made the motion that the Planning Board recommends approval with changes of a change in zoning from R1-A and Conservation to PUD-MU and CON with the proposed conditions discussed this evening. Motion was seconded by Board Member Noone. Motion passed by unanimous vote.

**Chair Hults** asked for any additional PUBLIC COMMENTS. There were none.

**Chair Hults** called for any additional BOARD MEMBER COMMENTS. There were none.

With there being no further business to discuss, meeting was adjourned at 7:55pm.

Respectfully submitted,  
Mamie Drane  
Administrative Assistant

**CITY OF LAKE ALFRED PLANNING BOARD  
REGULAR MEETING  
JANUARY 18, 2017**

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**Business Item No. 1**

**PUBLIC HEARING: Downtown Overlay District  
Land Development Code Text Amendment**

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**ISSUE:** The Planning Board will consider whether to make a recommendation to the City Commission to amend Articles 2, 3 and 9 of the City's Unified Land Development Code (ULDC). The proposed text changes provide updated language pertaining to the City's Downtown Overlay District.

**ATTACHMENTS:**

- Proposed Text Amendments to Articles 2, 3 and 9 of the City's ULDC.

**BACKGROUND:** In January 2013, the City adopted the Lake Alfred Downtown Master Plan as a planning tool to provide a roadmap for downtown (re)development. To implement the Downtown Master Plan the City adopted a series of Land Development Regulations (LDRs) through the creation of a Downtown Overlay District (DOD), which provided guidelines and standards to support the City's development vision for the downtown area.

To ensure the City continues to meet the goals and objectives of the Downtown Master Plan, proposed text amendments to the DOD language are provided. The amendments address the following:

1. Updated requirements with regard to "Required" and "Encouraged" design standards as provided in Article 2, Table 2.04.03.01.03(A).
2. Clarification of development guidelines and design standards with respect to the following:
  - a. Architectural Treatments;
  - b. Façade Articulations;
  - c. Parking;
  - d. Screening;
  - e. Landscaping;
  - f. Low Impact Development; and
  - g. Furnishing Zone Enhancements.
3. New provisions in the City's general Compatibility, Landscaping and Buffering Standards section (3.07.00) referencing the DOD standards and providing new language prohibiting "exotic and nuisance plants."
4. Definitions in Article 9, providing clarification of terms.

**PROPOSED TEXT AMENDMENTS**

Language being added is shown in underline format.  
 Language to be removed is shown in ~~strikethrough-format~~.

**ARTICLE 2: REGULATIONS FOR SPECIFIC DISTRICTS**

**Table 2.04.03.01.03(A)**  
**Required (R) and Encouraged (E) Design Standards**  
**(Read in Conjunction with Section 2.04.03.01.05)**

Design Standards	Type of Development Activity						Design Guidelines
	Minor Improvement		Substantial Improvement		New Construction		
	R	E	R	E	R	E	
<b>Building Setbacks</b>	N/A		X		X		2.04.03.01.05(C)(1)
<b>Architectural Treatments</b>	X		X		X		2.04.03.01.05(C)(2)
<b>Façade Articulation</b>	N/A		X		X		2.04.03.01.05(C)(3)
<b>Connections and Cross-Access</b>							2.04.03.01.05(C)(4)
Pedestrian access	X		X		X		2.04.03.01.05(C)(4)(a)
Vehicular access		X	X		X		2.04.03.01.05(C)(4)(b)
<b>Parking*</b>							2.04.03.01.05(C)(5)
Off-street parking	X		X		X		2.04.03.01.05(C)(5)(b)
Shared Off-street Parking		X		X		X	2.04.03.01.05(C)(5)(c)
<b>Screening</b>	X		X		X		2.04.03.01.05(C)(6)
<b>Landscaping</b>	X		X		X		2.04.03.01.05(C)(7)
<b>Low Impact Development</b>		X	<del>X***</del>	X	<del>X</del>	<del>X</del>	2.04.03.01.05(C)(8)
<b>Pedestrian Walkway Enhancements</b>		X		X	<del>X</del>	<del>X</del>	2.04.03.01.05(C)(9)
<b>Furnishing Zone Enhancements</b>		<del>X</del>	<del>X</del>		<del>X</del>		<del>2.04.03.01.05(C)(10)</del>
<b>Public Open Space and Amenities**</b>		X	X		X		2.04.03.01.05(C)(10)
<b>Long-Term Bicycle Parking</b>		X		X		X	2.04.03.01.05(C)(11)

\*Where applicable, on-street parking and/or a parking in-lieu fee may be pursued. See Section 2.04.03.01.05(C)(5)(d) for the regulation of *On-Street Parking* and Section 2.04.03.01.05(C)(5)(e) regarding the requirements for the *Parking In-Lieu Fee*.

\*\*Site constraints may limit the ability to accommodate public open space requirements.

\*\*\*~~For substantial improvements triggering the need for onsite stormwater retention improvements.~~

**Comments:**

- Adjusted requirements for when Low Impact Development Standards and Pedestrian Walkway Enhancements are to be required.

2. ~~Removed requirements for “Furnishing Zone Enhancements” as these will be controlled by the City and not the property owner/developer.~~

### **2.04.03.01.05 Development Design Guidelines and Standards**

#### **(B) DOD – General Site and Building Design Guidelines**

- ~~(8) Pre-fabricated metal buildings or buildings with exposed corrugated metal siding are not permitted.~~
- ~~(9) Building exteriors shall be architecturally finished with stucco, wood, brick, stone, or other approved material. Paint shall not constitute an architectural finish.~~

#### **Comments:**

1. Remove provision “(8)” above. Added a new subsection for “Prohibited Surface Materials” under the Architectural Treatments section. This new subsection captures the intent of not having exposed metal shown on building exteriors, while still permitting the use of metal buildings as a construction type.
2. Remove provision “(9)” above. Providing “suggested” and prohibited” materials removes need for this provision.

#### **(C) DOD – Development Design Guidelines**

##### **(2) Architectural Treatments**

##### ~~a. General Requirements~~

- ~~1) A building or structure undergoing any minor improvement(s) shall be required to apply a minimum of one (1) of the established architectural treatments listed in this section~~
- ~~2) For a proposed development involving a Substantial Improvement, any additional buildings on the development site, not directly involved in the Substantial Improvement, shall be required to apply at least one (1) of the established architectural treatments listed in this section.~~

~~b. Applicability: Architectural treatments shall be applied in a consistent manner along all sides of a building façade. Such treatments include but are not limited to the following:~~

- ~~1) Painting of the exterior façade.~~

- ~~2) Horizontal banding or belt course (shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches).~~
- ~~3) Architectural moulding. This may be decorative framing around windows and doors, decorative caps on columns, or other architectural expression on wall surfaces.~~
- ~~4) Decorative cornice (shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches).~~
- ~~5) Other similar architectural treatments as approved by the Development Director or his or her designee.~~
- ~~6) Proposed architectural treatments that differ from those described in 1 through 4 shall be reviewed by the Planning Board and approved by the City Commission.~~

Architectural treatments shall be applied in a consistent manner along all sides of a building. Architectural treatments include:

- A. Horizontal banding or belt courses, when applied shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.
- B. Architectural moulding, when applied may be decorative framing around windows and doors, decorative caps on columns, or other types of architectural expression on wall surfaces.
- C. Decorative cornices, when applied shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.
- D. Application of primary and secondary surface materials. The use of multiple surface materials is encouraged to add architectural interest.
  1. Suggested Surface Materials.
    - Stucco or synthetic stucco.
    - Brick or glazed brick.
    - Tinted and textured concrete masonry.
    - Concrete (Pre-Cast or Cast-in-place).
    - Split face concrete block.
    - Wood or simulated wood finishes.
    - Fiber Cement (Hardiplank®).
    - Stone, cast stone, marble, or similar material.
    - Glass and glass storefront.
    - Painting surfaces.
  2. Prohibited Surface Materials.
    - Metal and steel panels or metal sheathing, with the exception that such material may be used if finished with an approved surface material (see *Suggested Surface Materials*).

- Exposed concrete block.
- Exposed plywood or particle board.

**Comment:**

1. *Architectural Treatments refer to general building finishes (e.g., stucco, brick, painted surfaces) and ornamental elements (e.g., horizontal banding, moulding, cornices). General finishes apply to all development and need to be applied along all sides of a building. A “Suggested” and “Prohibited” materials list has been provided. Where other types of ornamental architectural treatments (i.e., horizontal banding) are to be used, the text above has been revised to establish what is expected when applied.*
2. *Regarding provisions “1)” and “2)” under “General Requirements,” such improvements should not trigger the need to apply architectural treatments, especially ornamental elements like horizontal banding. Buildings need to apply general finishes anyway.*

**(3) Façade Articulation**

Facade articulation primarily applies to the street-side and/or pedestrian-oriented side of a building’s ~~façade~~. The following shall be required for all buildings or structures located on the development site.

- a. Blank, opaque wall areas shall not exceed ten feet (10’) in vertical direction or twenty feet (20’) in the horizontal direction. This requirement applies to all sides of a building to ensure visual interest around the entire building.
- a.b. The first floor shall be designed so that ~~45~~ 30 percent of the total surface area of the first floor ~~frontage~~ façade is comprised of transparent windows, doors, and other openings to provide visual interest and compliment pedestrian activity at the ground level.
- e.d. Buildings whose primary operable entrance is not located on the street-side of the building shall provide a minimum of 30 percent transparency thru the use of windows and/or other openings along the side serving as the operable entrance. ~~total surface area of the street side façade to provide visual interest and security.~~
- ij. A kickplate ~~shall be~~ when applied, ~~to~~ shall create a visual transition between the base of the building and pedestrian walkways. Kickplates shall be coordinated with adjacent buildings to provide visual linkages. ~~Where a kickplate is not provided on adjacent buildings, the~~ Kickplates shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.

**Comments:** Clarification on how/where articulations shall be provided:

1. *Initial paragraph clarifies that the façade as also being a “pedestrian-oriented side” of a building.*

2. *Provision “a” added to ensure there is visual interest around the entire building.*
3. *Re-lettered, provision “b” updated to require a total of 30% transparency along first floor façades.*
4. *Re-lettered, provision “d” updated to ensure 30% transparency is provided on the side of a building where the operable entrance is, if the operable entrance is not located on a street-side or pedestrian-oriented side.*
5. *Re-lettered, provision “j” updated to remove the requirement that a kickplate “shall” be required.*

## (5) *Parking*

### a. General Requirements

- 3) Off-street parking areas shall include internal landscaped islands to help visually soften the impact of paved surfaces. ~~Curbing Traditional curb and gutter may be approved where LID strategies are not able to be utilized (i.e., shallow retention areas – See Section 2.04.03.01.05(8)d.1.) shall be installed at the edges of all landscape islands within parking areas.~~

*Comments: Language updated to reflect the use of LID strategies in parking areas where landscaped islands are provided.*

## (6) *Screening*

- g. Parking areas abutting a street ~~and/or pedestrian-oriented space~~ shall be screened to visually shield the parking area from view. ~~of the street~~ Screening shall be accomplished ~~by one or more of, but not limited to,~~ through the following:
  - 1) A landscape buffer meeting the design standards of a “Type A” buffer shall be provided as established in Article 3, Section 3.07.04 of this Code.
  - 2) ~~Installation of furnishing zone enhancements. (See Section 2.04.03.01.05(C)(10)).~~ A knee wall shall also be installed/constructed at a minimum of three feet (3’) in height with decorative finish on both sides. The finish may include, but is not limited to, finished stucco, brick and stone treatments (real or simulated) and paint applications.
  - 3) ~~Designation of a public open space area. (See Section 2.04.03.01.05(C)(11)).~~

### **Comments:**

1. *Provision “g” updated to acknowledge that the screening of parking areas also applies when adjacent to a pedestrian-oriented space.*

2. Provision “2) removes the option for using furnishing zone enhancements as a buffer and is replaced with the requirement that a knee wall be constructed in addition to the “Type A” buffer that’s required.
3. Provision “3)” removes the option to use a “public open space area” as a buffer.

**(7) Landscaping**

a. General Requirements.

- 3) All landscaping ~~shall meet the standards of approved plantings established by the City of Lake Alfred, in the DOD shall be selected from the preferred plantings lists provided in Tables 2.04.03.01.05(D) through 2.04.03.01.05(H). Proposed species not provided in the preferred list may be considered by the Development Director or his or her designee at the time of development review. The use of native and drought tolerable species is encouraged when a species not provided in the preferred list is proposed. Where LID strategies as part of on-site stormwater control are proposed, additional species conducive to the operation of the proposed LID strategy may be also be considered.~~
- 4) Trees shall be planted in accordance with Table 2.04.03.01.05(C).

**Table 2.04.03.01.05(C)**  
**Minimum Tree Planting Height, Planting Area and Distance from Pavement**

<u>Maximum Tree Size at Maturity</u>	<u>Minimum Planting Height</u>	<u>Planting Area</u>	<u>Minimum Distance from Pavement</u>
<u>(Small) Less than 30 feet tall</u>	<u>6 feet</u>	<u>50-150 square feet</u>	<u>2 feet</u>
<u>(Medium) Less than 50 feet tall</u>	<u>8 feet</u>	<u>150-300 square feet</u>	<u>4 feet</u>
<u>(Large) Taller than 50 feet</u>	<u>10 feet</u>	<u>More than 300 square feet</u>	<u>More than 6 feet</u>

*(Source: University of Florida “Planting Area Guidelines,” 2011; planting area and distance from pavement; based on minimum 3’ soil depth).*

5) Lawn Grass

Grass may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion (generally slopes steeper than 10:1). Grassed areas that are installed by methods other than sod shall attain a full grassed coverage within three (3) months of the date of installation. A list of lawn grass species and their characteristics, including drought

tolerance level, soil type, light requirements, wear tolerance and plant maintenance, are provided in Table 2.04.03.01.05(H). The selection of lawn grasses shall be based upon the species and characteristics which are most appropriate for the site.

6) Landscape Plans and Permits

Prior to issuance of a development permit, a landscape plan shall be submitted to the Development Director or his or her designee. The landscape plan shall be prepared consistent with the requirements provided in Section 3.07.00(E) of this Code. The landscape plan may be submitted separately, but shall be a part of a site development plan submission, where site development plan submission is required. No building, grading or site preparation shall be allowed until the landscape plan has been approved by the City.

b. Landscape Buffers.

3) A landscape buffer ~~or other means of screening~~ shall be provided ~~for to screen~~ parking areas from abutting ~~a~~ streets and/or pedestrian-oriented spaces as provided in Section 2.04.03.01.05(C)(6)(g).

c. Maintenance. All Landscape areas, including landscaping used for screening purposes shall be maintained and kept in good, living condition so as to present a healthy, neat and orderly appearance and shall be kept free from weeds, refuse and debris, following the issuance of a certificate of occupancy. Maintenance violations shall be subject to penalty in accordance with Section 1.06.00 of this Code.

**Comments:**

1. Provision “3)” under General Requirements establishes that all landscaping shall be selected from the preferred species lists provided in new Tables 2.04.03.01.05(D) through 2.04.03.01.05(H).
2. Provision “4)” and Table 2.04.03.01.05(C) under General Requirements is added to provide minimum landscape planting requirements.
3. Provision “5)” under General Requirements establishes requirements for the use of lawn grasses.
4. Provision “6)” under General Requirements establishes that all development requires the submittal and approval of a landscape plan.
5. Provision “3)” under Landscape Buffers clarifies that landscape buffers are required to screen parking areas and pedestrian-oriented spaces.

6. *Provision “c” under Landscape Buffers provides language on maintenance requirements for all landscaped areas.*

**Table 2.04.03.01.05(D)**  
**Large Trees for the Urban Environment**

<u>Species</u>	<u>Common Name</u>	<u>Type</u>	<u>Soil</u>	<u>Light</u>	<u>Drought Tolerance</u>	<u>Mature Height</u> (feet)	<u>Mature Crown Spread</u> (feet)	<u>Crown Density</u>	<u>Crown Shape</u>	<u>Mature Canopy Area</u> (sq. ft.)	<u>Root Issues</u>	<u>Growth Rate</u>	<u>P/L</u> (feet)
<i>Acer rubrum</i>	Red Maple	D	A	F, P	Medium	35-50	25	Moderate	Oval, Round, Upright	491	Can form large surface roots	Fast	15-30
<i>Liquidambar styraciflua</i>	Sweetgum	D	WD-M	F,P	Medium	40-100	30	Moderate	Pyramidal, Oval	707	Can form large surface roots	Moderate	30+
<i>Magnolia grandiflora</i>	Southern Magnolia	E	WD-M	F,P	Medium	40-80	25	Moderate	Pyramidal, Oval	491	No	Moderate	30+
<i>Magnolia virginiana</i>	Sweetbay Magnolia	D, E, Semi E	M-W	P, F	None	30-60	16	Moderate	Columnnar, Vase	201	No	Moderate	15-30
<i>Quercus laevis</i>	Turkey Oak	D	WD	F	High	40-50	25	Moderate	Round	431	No	Moderate	30+
<i>Taxodium distichum</i>	Bald Cypress	D	A	F, P	High	60-100	20	Dense	Pyramidal, Upright	314	No	Fast	15-30
<i>Ulmus parvifolia</i>	Drake Elm	E, Semi E	WD-M	F, P	High	30-40	16	Moderate	Weeping, Round, Vase, Spreading	201	No	Moderate	15-30

**Key**  
Type: D = Deciduous, E = Evergreen  
Soil Type: WD = Well Drained, M = Medium Drained, W = Wet, A = All Types  
Light: S = Shade, P = Partial Shade, F = Full Sun **P/L:** Distance from Power Lines

*Note: This is not an all-inclusive list of trees for the urban environment. Trees listed in this Table are rated at 61%-100% for urban tree suitability and performance as based on their growth rate, structure, life span, urban tolerance, and maintenance, per arborists and tree experts throughout the State of Florida (International Society of Arboriculture, revised January 2016).*

**Table 2.04.03.01.05(E)**  
**Medium and Small Trees for the Urban Environment**

<b>Medium Sized Trees</b>													
<u>Species</u>	<u>Common Name</u>	<u>Type</u>	<u>Soil</u>	<u>Light</u>	<u>Drought Tolerance</u>	<u>Mature Height (feet)</u>	<u>Mature Crown Spread (feet)</u>	<u>Crown Density</u>	<u>Crown Shape</u>	<u>Mature Canopy Area (sq. ft.)</u>	<u>Root Issues</u>	<u>Growth Rate</u>	<u>P/L (feet)</u>
<i>Carpinus caroliniana</i>	American Hornbeam	D	A	F, P, S	Medium	25-35'	12'	Dense	Oval	113	No	Slow	15-30
<i>Ilex cassine</i>	Dahoon Holly	E	M-W	F, P, S	Medium	25-30'	16'	Open	Pyramidal, Oval	201	No	Moderate	15-30
<i>Ilex opaca</i>	American Holly	E	A	F, P,	High	30-45'	16'	Dense	Pyramidal	201	No	Slow	15-30
<i>Juniperus silicicola</i>	Southern Red Cedar	E	WD	F, P	High	25-30'	12'	Open	Pyramidal, Columnar, Oval	113	No	Fast	15-30
<i>Lagerstroemia indica</i>	Crape Myrtle	D	WD-M	F	High	15-25'	12'	Moderate	Vase	113	No	Moderate	0
<b>Small Sized Trees</b>													
<u>Species</u>	<u>Common Name</u>	<u>Type</u>	<u>Soil</u>	<u>Light</u>	<u>Drought Tolerance</u>	<u>Mature Height (feet)</u>	<u>Mature Crown Spread (feet)</u>	<u>Crown Density</u>	<u>Crown Shape</u>	<u>Mature Canopy Area (sq. ft.)</u>	<u>Root Issues</u>	<u>Growth Rate</u>	<u>P/L (feet)</u>
<i>Eriobotrya japonica</i>	Loquat	E	WD	F, P	Medium	15-20	10	Dense	Round	79	No	Moderate	0
<i>Ilex vomitoria</i>	Yaupon Holly	E	A	P, F	High	15-25	8	Open	Vase, Round	50	No	Moderate	0
<b>Key</b>													
<i>Type: D = Deciduous, E = Evergreen</i>													
<i>Soil Type: WD = Well Drained, M = Medium Drained W = Wet, A = All Types</i>													
<i>Light: S = Shade, P = Partial Shade, F = Full Sun P/L: Distance from Power Lines</i>													

*Note: This is not an all-inclusive list of trees for the urban environment. Trees listed in this Table are rated at 61%-100% for urban tree suitability and performance as based on their growth rate, structure, life span, urban tolerance, and maintenance, per arborists and tree experts throughout the State of Florida (International Society of Arboriculture, revised January 2016).*

**Table 2.04.03.01.05(F)**  
**Shrubs for the Urban Environment**

<u>Shrubs</u>										
<u>Species</u>	<u>Common Name</u>	<u>Type</u>	<u>Soil</u>	<u>Light</u>	<u>Drought Tolerance</u>	<u>Mature Height (feet)</u>	<u>Spread (feet)</u>	<u>Plant Density</u>	<u>Flower Color</u>	<u>Growth Rate</u>
<i>Duranta erecta</i>	Golden Dewdrop, Skyflower ('Gold mound')	E	WD	F, P	High	4-18	10-15	Dense	White, Blue, Lavender (Foliage = yellow-green)	Fast
<i>Ligustrum japonicum</i> *	Ligustrum or Japanese Privet	E	WD	F, P	High	8-12	15-25	Dense	White	Moderate
<i>Mycianthes fragrans</i>	Simpson's Stopper	E	A	S, P, F	High	Up to 25	10-15	Dense	White w/ red berries	Slow
<i>Podocarpus macrophyllus</i>	Podocarpus	E	WD	F, P	High	30-40	20-25	Moderate	Small purple fruit	Slow
<i>Raphiolepis indica</i>	Indian Hawthorn	E	WD	S, P, F	High	2-10	2-6	Dense	White or pink flowers	Slow
<i>Schefflera arboricola</i> *	Dwarf Schefflera	D	WD-M	P, S, F	High	10-15	6-15	Dense	Brilliant orange-yellow fruit in the winter	Medium
<i>Vaccinium arboretum</i> **	Sparkleberry	D	WD-M	P, F, S	Medium	12-18	10-15	Dense	White spring flowers, showy fall color	Moderate

**Key**

**Type:** *D* = Deciduous, *E* = Evergreen

**Soil Type:** *WD* = Well Drained, *M* = Medium Drained, *W* = Wet, *A* = All Types

**Light:** *S* = Shade, *P* = Partial Shade, *F* = Full Sun

\*May also be used as a small tree (Crown shape: vase, round, spreading) | \*\*May also be used as a small tree

**Table 2.04.03.01.05(G)  
Palms and Palm-Like Plants for the Urban Environment**

<u>Species</u>	<u>Common Name</u>	<u>Soil</u>	<u>Light</u>	<u>Drought Tolerance</u>	<u>Mature Height (feet)</u>	<u>Spread (feet)</u>	<u>Flower Color</u>	<u>Growth Rate</u>
<u><i>Bismarckia nobilis</i></u>	<u>Bismarck Palm</u>	<u>WD</u>	<u>F, P, S</u>	<u>High</u>	<u>40-70</u>	<u>15-20</u>	<u>White/cream</u>	<u>Slow</u>
<u><i>Butia capitata</i></u>	<u>Pindo Palm</u>	<u>WD</u>	<u>F, P</u>	<u>High</u>	<u>15-25</u>	<u>10-15</u>	<u>White flowers; fruit</u>	<u>Slow</u>
<u><i>Chamaerops humilis</i></u>	<u>European Fan Palm</u>	<u>WD</u>	<u>F, P</u>	<u>High</u>	<u>5-15</u>	<u>6-15</u>	<u>Yellow summer flowers</u>	<u>Slow</u>
<u><i>Livistona chinensis</i></u>	<u>Chinese Fan Palm</u>	<u>WD</u>	<u>F, P</u>	<u>High</u>	<u>20-50</u>	<u>8-15</u>	<u>Varies</u>	<u>Slow</u>
<u><i>Phoenix spp. (except Phoenix reclinata)</i></u>	<u>Date Palms</u>	<u>WD-M</u>	<u>F, P</u>	<u>High</u>	<u>6-80</u>	<u>6-25</u>	<u>Yellow summer flowers</u>	<u>Slow</u>
<u><i>Sabal palmetto</i></u>	<u>Cabbage Palm, Sabal Palm, Cabbage Palmetto</u>	<u>A</u>	<u>F, P</u>	<u>High</u>	<u>25-60</u>	<u>10-15</u>	<u>White summer flowers</u>	<u>Slow</u>
<u><i>Zamia floridana</i></u>	<u>Coontie</u>	<u>WD</u>	<u>P, F, S</u>	<u>High</u>	<u>2-4</u>	<u>3-5</u>	<u>None; feathery leather-like foliage</u>	<u>Slow</u>

**Key**

**Soil Type: WD = Well Drained, M = Medium Drained W = Wet, A = All Types**

**Light: S = Shade, P = Partial Shade, F = Full Sun**

**Table 2.04.03.01.05(H)**  
**Lawn Grasses**

<u>Characteristics</u>	<u>Lawn Grasses</u>			
	<u>Bahia</u>	<u>Bermuda</u>	<u>Seashore Paspalum</u>	<u>Zoysia</u>
<u>Area Adapted To</u>	<u>Statewide</u>	<u>Statewide</u>	<u>Statewide</u>	<u>Statewide</u>
<u>Soil</u>	<u>Acid, Sandy</u>	<u>Whole Range</u>	<u>Wide Range</u>	<u>Wide Range</u>
<u>Leaf Texture</u>	<u>Coarse-Medium</u>	<u>Fine-Medium</u>	<u>Fine-Medium</u>	<u>Fine-Medium</u>
<u>Drought Tolerance</u>	<u>Excellent</u>	<u>Good</u>	<u>Good</u>	<u>Medium</u>
<u>Shade Tolerance</u>	<u>Poor</u>	<u>Poor</u>	<u>Poor</u>	<u>Good</u>
<u>Wear Tolerance</u>	<u>Poor</u>	<u>Good-Excellent</u>	<u>Good-Excellent</u>	<u>Good-Excellent</u>
<u>Nematode Tolerance</u>	<u>Very Good</u>	<u>Poor</u>	<u>Good</u>	<u>Poor</u>
<u>Maintenance Levels</u>	<u>Low</u>	<u>Medium-High</u>	<u>Medium</u>	<u>High</u>
<u>Uses</u>	<u>Lawns, roadsides</u>	<u>Athletic Fields, golf courses</u>	<u>Lawns, athletic fields, golf courses</u>	<u>Lawns</u>
<u>Establishment Methods</u>	<u>Seed, Sod</u>	<u>Sod, sprigs, plugs, some seed</u>	<u>Sod, plugs, sprigs</u>	<u>Sod, plugs, sprigs</u>

*Source: "Selecting a Turf Grass for Florida Lawns," University of Florida IFAS Extension (ENH04, 2007).*

(8) *Low Impact Development*

- a. ~~*General:*— Developments within the DC zone are encouraged to incorporate Low Impact Development (LID) practices into design proposals. All development within the DOD is encouraged to incorporate Low Impact Development (LID) strategies into design proposals in order to provide mutual economic, environmental, stormwater management, and aesthetic benefits. ~~The primary objective of LID is to increase the developable area of a site by decreasing the size of traditional stormwater retention and detention areas. Examples of LID strategies include, but are not limited to the following.~~~~
- ~~Examples of LID strategies include, but are not limited to the following.~~
- ~~i. *Permeable pavement:* a hard, yet penetrable surface which reduces surface water run-off by allowing water to move thru the pavement surface and directly into the ground below.~~
  - ~~ii. *Vegetated swales and landscape islands:* An alternative to traditional curb and gutter systems, where surface water run-off is purposely directed to landscaped infiltration points/areas along streets and within parking areas.~~
  - ~~iii. *Green/Eco-roof systems:* These systems can significantly reduce the rate and quantity of stormwater run-off from a roof and provide buildings with thermal insulation and enhanced aesthetics.~~
  - ~~iv. *Bio retention basins and Rain gardens:* Small vegetative depressions in the landscape which collect and filter stormwater directly into the ground.~~
  - ~~v. *Stormwater reuse:* Engineered surface ponds and other catchment devices which store rainfall for future irrigation purposes. Small scale systems can include cisterns and rain barrels.~~
- b. ~~New Construction and existing developments undergoing substantial improvements that trigger the need for onsite retention improvements are required to incorporate LID strategies into the site design.~~
- ~~b.c. *Application:* Developments wishing to incorporate Where LID practices strategies are incorporated into a the site design, the applicant shall be required to coordinate with the Development Director or his or her designee. ~~Additional coordination may be required with the State of Florida and the Southwest Florida Water Management District to meet engineering and other required permitting requirements agencies.~~~~

- d. Acceptable LID strategies. The following is a non-exclusive list of acceptable LID strategies that may be applied. Additional strategies may be discussed and considered during the development review process.
- 1) Shallow retention areas. This category includes bioretention basins, rain gardens and planted retention areas. These strategies are an alternative to curb and gutter systems where surface water run-off is purposely directed to landscaped infiltration points/areas, generally designed less than two feet in depth and integrated within the landscaped area of a site and within parking areas.
  - 2) Pervious pavement. Pervious pavement techniques utilize a variety of materials and construction designs that allow movement and flow of stormwater through sustainable material that contain pores and separation joints with eventual seepage into a base material. Types of pervious pavement include, but are not limited to, porous asphalt and concrete, plastic or concrete grid systems with gravel-filled voids, grass pavers/turf blocks and granitic gravel. Soft gravel, asphalt millings, mulch, crushed limerick or equivalent are not considered pervious pavement.
  - 3) Green roofs. A green roof is a roof of a building that is partially or completely covered with non-invasive vegetation and a growing medium, planted over a waterproofing membrane. The purpose of a green roof is to absorb and treat rainwater, provide buildings with thermal insulation, mitigate the heat island effect and enhance aesthetics.
  - 4) Resource efficient landscapes. Resource efficient landscapes are Florida-friendly landscapes as defined by F.S. § 373.185. Resource efficient landscapes must use in-situ (on site) native soils, avoid soil compaction, provide wildlife habitat, reduce cover of turf grass species, use native plant species best adapted to the conditions present before planting and will not need supplemental water, fertilizer and pesticides once established.
  - 5) Stormwater reuse: Engineered surface ponds and other catchment devices which store rainfall for future irrigation and other onsite water use or plumbing purposes. Small scale systems can include cisterns and rain barrels.
- e. LID strategies may be approved as set forth in this section, subject to the following, which must be included by an applicant as part of the development plan submittal:
- 1) The applicant must demonstrate that the use of LID strategies will address the site's post-development impervious area.

- 2) LID strategies shall meet all stormwater management requirements required by the Southwest Florida Water Management District and any other permitting agencies.
- 3) LID strategies shall mitigate and/or remove the need for traditional onsite retention (i.e., stormwater ponds). Any onsite retention that may still be required shall be designed to maximize developable space and be incorporated in such a way as to contribute to the aesthetic quality of the site.
- f. Maintenance shall be the responsibility of the facility owner unless any maintenance and easement agreements are executed. A statement establishing the maintenance responsibility shall be provided on the development plans.

**Comments:**

1. *The revised LID section provides new language stating LID strategies are encouraged for all development within the DOD, required for all new construction and required for developments undergoing substantial improvements where stormwater improvements are required.*
2. *New text provided to clarify the types of acceptable LID strategies that may be used.*
3. *New text provided establishing general requirements for approving LID strategies, including coordination with permitting agencies and maintenance requirements.*

**~~(10) Furnishing Zone Enhancements~~**

- a. ~~*Street Furniture:* Benches, trash cans, pedestrian level lighting, and other street furniture elements shall be provided in accordance with approved City of Lake Alfred design standards for public street furnishings. A fee, for such elements, shall be paid to the City and deposited into an account, whereby proceeds shall be used to purchase, install, and maintain such features. The fee amount shall be as established in the adopted fee schedule for the City of Lake Alfred.~~
- b. ~~*Pedestrian Walkway Transition Elements:* A paved or other hard surface material shall be installed between the edge of the public pedestrian walkway (sidewalk) and the base of a building. The use of differing colors and textures, coordinated with the look and character of the building, are highly encouraged to help differentiate between general public and public/private spaces.~~
- c. ~~*Landscape Elements:* Raised planter boxes, planting beds, and potted plants are encouraged enhancement features. These elements can help~~

~~accentuate façade articulations, architectural treatments, contribute to pedestrian spaces, and serve as safety elements.~~

~~d. Examples of Furnishing Zone Enhancements are provided in Figure 2.04.03.01.05(I).~~



**Figure 2.04.03.01.05(I)  
Furnishing Zone Enhancements.**

*Comment: Removed requirements for “Furnishing Zone Enhancements” as these will be controlled by the City and not the property owner/developer.*

~~(11)~~(10) *Public Open Space and Amenities*

~~(12)~~(11) *Long-Term Bicycle Parking*

## ARTICLE 3: DEVELOPMENT DESIGN STANDARDS

### **3.07.00 Compatibility, Landscaping and Buffering Standards**

(G) The Downtown Overlay District (DOD). Additional landscaping requirements specific for properties located in the DOD are provided in Section 2.04.03.01.05(C)(7).

#### **3.07.02.03. Exotic and Nuisance Plants**

The use of exotic and nuisance plants is prohibited and shall not be accepted as part of an approved landscape plan. For purposes of this Section, exotic and nuisance plants shall be those provided in the most recent Invasive Plant List of the Florida Exotic Pest Plant Council.

**Comments:**

1. *New provision (G) in Landscape section (3.07.00) provides reference to DOD landscape requirements.*
2. *New subsection 3.07.02.03 added to clarify that invasive species are prohibited as part of any landscape plan in the City.*

**ARTICLE 9: DEFINITIONS**

**Architectural Treatments:** Enhancements applied to a building ~~façade~~ through painting, horizontal and vertical banding, belt courses, decorative cornices, simulated or faux texturing, or other similar material applications to provide ornamentation.

**Façade (building façade):** ~~Building surface or face.~~ Any side of a building facing a public right-of-way or pedestrian-oriented space and finished accordingly.

**Bioretention Basin:** A bioretention basin is a landscaped depression or shallow basin used to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains or receiving waters.

**Pedestrian-oriented Space:** An area that is primarily utilized for pedestrian activities, including public open spaces, multi-use trails and other throughways used for pedestrian movement, but not to include alleyways (unless also serving a clear pedestrian thoroughway), parking lots, and loading and unloading areas.

**Rain Garden:** A rain garden is a shallow depression planted with deep-rooted native plants and grasses. Rain gardens should be positioned near a runoff source like a downspout, driveway or sump pump to capture stormwater runoff and stopping the runoff from reaching nearby stormwater drains.

**Comments:**

1. *Removed the word “façade,” in the definition of “Architectural Treatments” as the term façade refers specifically to the sides of a building that face a public right-of-way or pedestrian-oriented space. With respect to architectural treatments, these applications are required to be applied across all sides of a building not just the street-side or pedestrian-oriented sides.*
2. *Definition of “façade” is revised to provide clarification of what constitutes the actual building façade.*
3. *Definition of “pedestrian-oriented space” is provided to clarify areas that do and don’t constitute a pedestrian-oriented space.*
4. *Definitions of “bioretention basin” and “rain garden” added to provide clarity of these stormwater systems.*