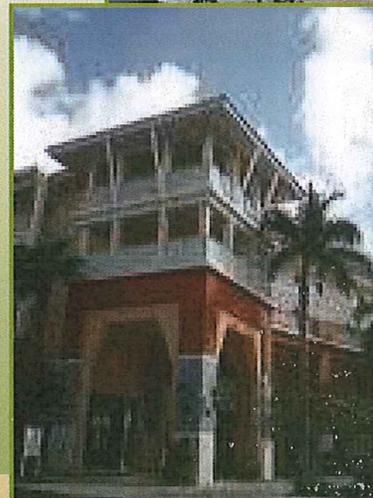
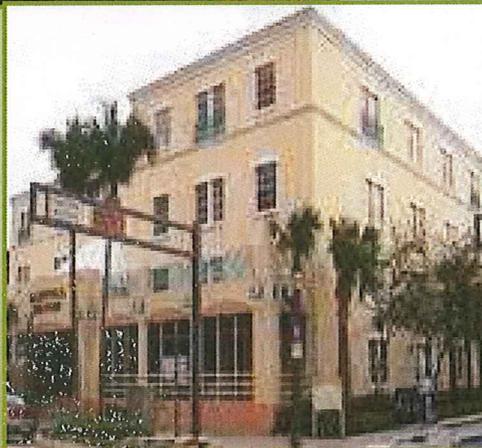
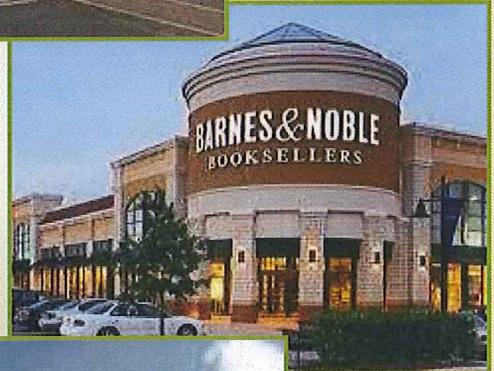
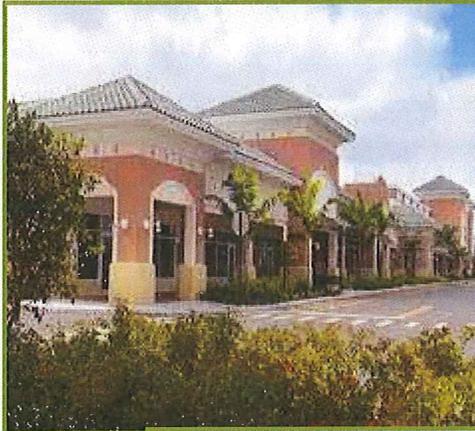


Ormond Crossings

DESIGN STANDARDS



MAY 2, 2012

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GENERAL

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A. GENERAL

1.0 Project Introduction

1.1 Ormond Crossings Overview

Ormond Crossings is a 2,924 acre planned development located at the southeast quadrant and southwest quadrant of the intersection of I-95 and US-1 in the City of Ormond Beach, Florida (the "City"). The Ormond Crossings site is adjacent to the City airport and is bordered on the east by the Florida East Coast Railroad which has existing sidings adjacent to the site. Because of its proximity to these major transportation links (I-95, US-1, airport and rail), Ormond Crossings is an ideal location for all types of business and industrial development, supported by a broad mixture of residential opportunities. Ormond Crossings will be developed as a mixed-use project that incorporates areas for extensive business and light industrial development, commercial uses and a variety of appropriate residential types.

1.2 Ormond Crossings Master Development Plan

The Ormond Crossings Master Development Plan (to which these Design Standards are attached as Exhibit G) ("Master Development Plan") sets the framework for development of the project. Exhibit C to the Master Development Plan shows the three primary development areas (Business Park, Business Park/Town Center and Residential) and also identifies the other areas within the project site (Agriculture/Recreation/Upland, Park, Lake and Wetlands) and the major roadways within the project (Crossings Boulevard Segment 1, Crossings Boulevard Segment 2 and the general location of internal connector roads).

1.3 Land Use Areas

Ormond Crossings will be made up of the following land use areas as shown on the Master Development Plan:

(a) **Business Park** - The "Business Park" will include sites for a combination of mixed-uses, including the following: office; business/flex-space (light industrial); industrial; storage; warehouse/distribution; public/institutional uses; and support retail/commercial.

(b) **Business Park/Town Center** - The "Business Park/Town Center" will consist of an urban downtown type area with convenient automobile access but a strong pedestrian orientation. The Business Park/Town Center will include sites for a combination of mixed-uses, including the following: retail/commercial; office; multi-family residential; and elderly housing, such as independent living, assisted living and congregate care; and possibly also public/institutional uses.

(c) Residential Areas - The "Residential Areas" will include sites for various housing types including the following: apartment units; condominium units; townhomes; patio homes; single-family detached homes.

2.0 Design Review

2.1 Description -

The Design Standards consist of the requirements that will be used to regulate land development at Ormond Crossings to promote design treatments that enhance the visual appearance of development, ensure compatibility of buildings and build a strong community image and protect the community aesthetics. All developers, contractors, architects, engineers and property owners shall adhere to the Design Standards that are set forth in Sections B and C below.

The Design Guidelines that are set forth in Sections B. 2.0 and C. 2.0 below further explain the Design Standards, including providing specifications, photographs and illustrations.

2.2 Review Process and Required Submittals -

All developers and contractors shall submit drawings and specifications and other information to the SPRC in accordance with Chapter 3, Article VI, Section 3-67C of the City's LDC. No construction or structural improvement, clearing, filling, landscaping, or other site improvements, or installation of signs and no alteration or addition to any existing structure, site improvement, landscaping or signage shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials and location of proposed buildings and other improvements shall have received final approval by the SPRC ("Final Approval").

3.0 Construction Regulations

3.1 Conduct -

All applicants shall be held responsible for the acts of their employees, subcontractors, suppliers and other persons and parties involved in construction of their projects. All applicants shall be responsible for the following:

(a) Ensuring that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion onsite. One or more dumpsters shall be required onsite and construction debris shall be placed in a dumpster on a daily basis. The applicant shall ensure that all dumpsters are emptied as needed throughout the construction process.

(b) Forbidding the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site or affect the quality of workmanship.

(c) Assuring that all those for whom the applicant is responsible are properly insured.

(d) Prohibiting construction personnel from having children or pets on the construction site.

(e) Maintaining portable toilets at the construction site.

(f) Prohibiting the playing of loud music or other loud noises not relating to construction activities.

(g) Prohibiting use of adjacent property for access or staging of materials or equipment without written consent of the owner of the adjacent property.

(h) Prohibiting employees, subcontractors and suppliers from non-construction related activities at or surrounding the construction site, including hunting and fishing.

(i) Prohibiting the use of any firearm within the project.

(j) Requiring employees, subcontractors and suppliers to use only designated construction access roads.

The City shall have the right to limit working hours for construction personnel from time to time for public safety or to prevent a public or private nuisance from occurring.

3.2 Environmental Protection -

All applicants shall be responsible for adherence to the following requirements:

(a) No site clearings shall occur prior to SPRC approval of the site plan.

(b) All structures and pavements shall be located in a manner which will preserve the majority of existing specimen vegetation on the site.

(c) Temporary barrier fencing shall occur around the areas to be preserved.

(d) Construction machinery shall not be driven and materials shall not be stockpiled within designated preservation or conservation areas. Grading, trenching and other methods of soil compaction are prohibited in preserved areas and within the drip line of preserved specimen or historic trees.

4.0 Violations and Enforcement

4.1 Remedies and Enforcement

If a violation of the Design Standards is not cured within thirty days after written notice of the violation, or if the violation cannot be cured within thirty days and the violator is not diligently attempting to cure the violation, then the City shall have the right and obligation to take all actions as are necessary and appropriate to remedy the violation, including, but not necessarily limited to, the following: entering upon the premises upon which the violation exists and taking remedial action, and any such entry shall not be deemed a trespass; suspending or revoking the Final Approval; or commencing proceedings at law or equity to enforce the Design Standards by court order. For purposes hereof, Design Standards shall include the Construction Regulations, that are set forth in Section 3.0 above.

4.2 No Waiver

Failure of the City to enforce any provision of the Design Standards or to remedy any violation thereof, at anytime, from time to time, shall not constitute a waiver of those or other provisions of the Design Standards.

4.3 Attorneys' Fees

In the event of any dispute regarding the Design Standards or any action for interpretation or enforcement thereof, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal, legal assistant fees, costs and expenses and any other professional fees, costs and expenses.

ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES

B. ARCHITECTURAL DESIGN

1.0 Architectural Design Standards -

1.1 Purpose -

(a) Purpose

The purpose of this section is to provide architectural standards that encourage flexible and innovative design resulting in quality architecture throughout Ormond Crossings.

(b) Intent

The intent of this section is to entirely replace the City's architectural design requirements.

(c) Applicability

The provisions of this section apply to new development and construction, redevelopment, renovations and alterations. Development, construction and installation shall be prohibited prior to Final Approval by the ARB.

1.2 General Requirements -

The following architectural design standards shall apply to all new development and construction, redevelopment, renovations and alterations to existing structures within Ormond Crossings. Alterations shall include any change, addition, or modification including, but not limited to, repainting, that affects any of the elements governed by these architectural design standards.

(a) Architectural Styles

There are several recognized architectural styles for the design of buildings within Ormond Crossings. One of the following styles shall be used in the design of buildings: Spanish Mission; Mediterranean; Italianate; Colonial; Neoclassical; Greek Revival; Modern; Craftsman; Florida Vernacular.

(b) Green Building

Green building principles related to energy efficiency, resource protection, and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, Florida Water Star, Energy Star, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council and similar agencies are encouraged where practicable.

(c) Garages

Garages that are detached from the principal structure shall be designed and constructed so that the roof and exterior walls of the garage are of similar architecture, materials, and colors as the exterior of the principal structure.

(d) Accessory Structures

The roof, exterior walls, and exterior colors of accessory structures, excluding prefabricated sheds, shall be compatible with the design of the principal structure.

(e) Individual and Clustered Mail Boxes

Mail boxes shall be uniform or compatible with the design of the principal structure or neighborhood architectural theme.

(f) Exterior Colors

Colors of walls, roofing, and accents such as trim and doors, shall be coordinated to achieve a visually and aesthetically positive effect consistent with sound and generally accepted land development principles and practices. While varieties of natural and painted colors are permitted, certain color principles shall be followed. The range of roofing materials and colors allowed for residential and non-residential uses shall be as described in this section.

(1) Measurement of Color

The appropriateness of proposed building colors shall be determined using the Munsell color system or an equivalent methodology. The Munsell color system allows precise documentation of colors using an alphanumeric code to describe the color attributes of hue (pigmentation), value (lightness/darkness), and chroma (color intensity).

(i) Light Pastel Colors and White

Acceptable light pastel colors and white shall have a Munsell lightness value of eighty or greater.

(ii) Earth Tones

Earth tones include shades of brown, taupe, beige, and gray. Acceptable earth tone shades shall have a Munsell lightness value of thirty, or greater.

(iii) Fluorescent Colors Prohibited

Fluorescent colors shall be prohibited on all exterior surfaces. Neon lighting is not included within the term "fluorescent." Colors that are deemed loud or garish shall be prohibited.

(iv) Colors Without a Munsell Value

If the Munsell lightness value of a color sample is not available, the ARB shall compare the color sample to a color chip with a known Munsell lightness value and determine whether the sample is lighter, darker, or equivalent.

(2) Building Color Combination

Each building is allowed to have a maximum of three colors, excluding unpainted natural stone, brick, and roof materials or natural appearing substitutes:

(i) Wall Colors

One color shall be selected for the main surface of the building.

(ii) Accent Colors

Accent colors shall offer some contrast and can therefore be darker, lighter, brighter, or richer than wall colors. However, the main consideration in choosing accent colors shall be compatibility with the wall color. Two accent colors shall be allowed per building. One color for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color for details, such as window trims, windows, door frames, window sills, cornices, and banding. Accent colors shall complement the building's wall color.

(iii) Roof Color

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes.

(iv) Faux Building Features

It is prohibited to paint faux features or elements of a structure such as, but not limited to, windows, doors, shutters, or flower boxes.

(v) Repainting

When repairs are being made to the building's exterior wall surface, the wall may be repainted in the same color or another approved

color. When repainting any portion of the building's exterior, the structure shall be painted in the same color or a color approved by the ARB.

(g) Exterior Material/Finishes

(1) Exterior Walls

Exterior wall finish materials shall include stucco, stone, natural brick, finished concrete, split-faced block, wood, other material including, but not limited to, synthetic materials similar in appearance and durability to those previously named. Finishes of exposed concrete block or corrugated metal are prohibited. Finished metal may also be used but only on manufacturing, storage, industrial or warehouse buildings built on Tracts 22 and 24 and only on building faces that do not front a public street.

(2) Roofs

Roof material visible from the ground shall consist of concrete, slate, or clay tiles, asphalt fiberglass shingles, or metal standing seam. To allow for the introduction of new roofing materials of similar quality and appearance, the ARB may maintain a supplementary list of acceptable roofing materials.

1.3 Single-Family and Duplex Residential Architectural Design Standards

This section shall apply to all single-family and duplex residential dwelling units.

(a) Architectural Styles

Duplex residential dwelling units shall have the same architectural design, materials, and colors for both sides.

Within residential developments, an identical house can only repeat every four lots when fronting the same right-of-way including both sides of the street. However, non-identical houses of the same style may be built adjacent to each other.

(b) Roofs

Roofs that are visible from the public right-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural. The following requirements shall apply:

(1) Pitched Roofs

(i) All single-family and duplex buildings shall have a pitched roof covering a minimum of sixty-five percent of the overall floor area under the roof.

(ii) Pitched roofs shall have a minimum slope of 5:12 (five inches vertical rise for every twelve inches horizontal run) and shall have an overhang beyond the building wall; however, the overhang shall not encroach into an easement.

(iii) Flat roofed areas including, but not limited to, porches are permissible in the remaining thirty-five percent of floor area under roof.

(2) Flat Roofs

(i) Porches or screened rooms may have flat roofs.

(ii) Flat roofs shall be reviewed by the ARB for architectural and aesthetic design and impact on the surrounding area.

(iii) Flat roofs shall be located at the rear of the building out of view from the public right-of-way.

(c) Facade Design

(1) Massing Requirement

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one massing treatment, in addition to the articulation requirement, shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

(2) Articulation

Facade articulation is required to add interest to a building. The following features shall be acceptable techniques of exterior articulation:

(i) A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; balconies; brackets; shutters; keystones; dormers; louvers as part of the exterior wall construction.

(ii) Quoins and banding shall wrap around the corners of the structure for at least two feet.

(iii) Banding placed around the windows and doors visible from the right-of-way, golf course, lakes, or other similar highly visible areas. Window shutters may substitute for banding.

(iv) Horizontal banding continuing the length of the wall that faces a street, golf course, or other similar highly visible areas.

(3) Fenestration.

(i) Windowless exterior walls, excluding garage doors that face a public right-of-way, golf course, lake, or other similar highly visible areas are prohibited.

(ii) Windows shall be in harmony with and proportionate to the rest of the structure.

(iii) The use of reflective glass on residential structures is prohibited. Reflective glass is defined as glass having a visible light reflectance rating of fifteen percent or greater.

(4) Shutters.

Shutters function as an accent to windows as well as weather protection.

(i) Accent Shutters

Accent shutters are designed as a visual detail for windows.

Accent shutters shall be a contrasting color to the wall color.

Shutters shall match the height of the window.

Acceptable types of accent shutters include traditional horizontal slat or panel type shutters. Professional scoring or etching of a stucco wall to give the appearance of shutters is also acceptable.

ii) Weather Protection Shutters

Professionally installed Bahaman, Accordion, and Roll Down shutters, as well as clear-guard panels, used as weather protection shall maintain the architectural character when residences are boarded up. Plywood shall not be considered a weather shutter. Duct tape shall not be an acceptable method of

shutter fastening. Storm shutters can be used one month prior to the hurricane season through one month after the hurricane season.

(5) Awnings

If used, awnings shall complement the architectural style and colors of the residence. Awnings may be placed above windows and doors. Placing any awning on residential garage doors is prohibited. Permitted awnings shall be constructed from canvas, matte finish vinyl, copper, or a material that the ARB deems appropriate with regard to the architectural style.

(i) Prohibited materials

Plastic, shiny vinyl, Plexiglas, or materials resembling plastic are prohibited.

(ii) Illumination

Backlit awnings are prohibited.

(d) Mechanical Equipment

Mechanical equipment such as, but not limited to, air conditioning units, pool pumps, generators, and gas tanks shall be screened from view of the public right-of-way and access easements with landscaping and/or fencing in compliance these design standards.

1.4 Multi-Family and Non-residential Architectural Design Standards

The requirements contained in this section apply to all multi-family and non-residential development.

(a) Corporate Trademark Design

Exceptions to the requirements contained within this section shall not be made for corporate franchises.

(b) Building Architecture

Building enhancements are required and shall be achieved through the use of the following:

(1) Building Massing

Massing refers to the two-dimensional shape or three-dimensional volume of a building. Attention to massing is especially important for

large buildings whose bulk can be out of scale with their surroundings; or whose walls or roof lines may be uninterrupted, excessively long or high, or monotonous. Multi-family residential and non-residential developments shall provide building massing and articulation as follows:

(i) Massing Requirements

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one massing treatment, in addition to the articulation requirement, shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

(ii) Massing Techniques

The use of the following building features, when more than three feet in depth or height, shall qualify as techniques that improve building massing. Other massing techniques may be used, as approved by the ARB:

- | | |
|-----------------------|---|
| Balconies | Arcades |
| Building wall offsets | Porticos |
| Colonnades | Projections and recessed sections |
| Cupolas | Clock or bell towers |
| Towers | Variations in the height of the roof line |
| Pavilions | Verandas |
| | Overhangs |

(iii) Multi-family Buildings

Large multi-family and townhome building volumes shall be broken into smaller parts to avoid a massive appearance and allow for ventilation and vistas. In addition to the massing requirement noted above, facades of multi-family developments shall not extend for more than one hundred horizontal feet without a major volume shift or a substantial break in volume.

(2) Exterior Articulation

Articulation of exterior walls facing public streets is required to add interest and a distinctive sense of place to a building. The following features qualify as techniques of building articulation:

(i) Articulation Requirements

All facades facing public streets shall include, in addition to the massing requirement, at least one articulation from the list below on each facade. Facades extending for more than fifty horizontal or vertical feet shall provide at least two exterior treatments.

(ii) Prohibited Articulation Techniques

Professional scoring or etching of a stucco wall to give the appearance of shutters, doors, or windows shall be prohibited.

(iii) Articulation Techniques

The use of the following elements shall qualify as articulation techniques:

Base course or plinth course	Cornice
Portals	Piers
Windows	Arches
Transoms	Bays
Show cases	Balconies
Bay windows and oriels	Brackets
Lintels	Wings
String courses and moldings	Porches
Fascia	Stoops

(3) Fenestration

(i) Windowless exterior walls that face a public right-of-way are prohibited.

(ii) For multistory commercial uses, fifty percent of the wall façade on the first floor story shall have windows. The windows shall be placed between three feet and seven feet from the ground.

(iii) For office and multi-family uses, fifteen percent of the wall façade per story shall have windows.

(iv) Windows shall be in harmony with and proportionate to the rest of the structure.

(v) The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Reflective glass is defined as glass having a visible light reflectance rating of fifteen percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five or less. The use of low-emissivity (Low-E) glass is encouraged, but must demonstrate that the reflectance and transmittance requirements are met. All plans submitted to the ARB shall include the glass manufacturer's visible light reflectance, visible light transmittance ratings and Low-E glass specifications for evaluation. Privacy can be achieved through the use of blinds and curtains.

(vi) Movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses, and similar uses are exempt from the fenestration requirements. The building facades facing public streets shall provide additional architectural elements in lieu of windows.

(c) Roofs

The following types of roofs are permitted:

(1) Pitched Roofs

(i) A pitched roof shall have a minimum slope of 5:12 (5" vertical rise for every 12" horizontal run) and shall have a minimum overhang of two feet beyond the building wall.

(ii) Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers and similar elements. Enhancements shall be consistent with the main elements of the building.

(2) Mansard Style Roof

False mansards are prohibited.

(3) Flat Roofs

Flat roofs shall be hidden from public view by a parapet and decorated by a cornice.

(i) Parapet

The highest point of a parapet shall not at any point exceed fifteen percent of the height of the supporting wall.

(ii) Cornice

Cornices may be simple or mixed (straight and curved moldings), but should not exceed twenty-four inches in depth. Cornices shall have a minimum of twelve inches in height, and a minimum of three vertical (not diagonal) changes in plane, and a variety of thicknesses in relief ranging from the greatest at the top to the least at the bottom.

(4) Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks are exempt from the pitched roof requirements.

(d) Building Entrances

All buildings are subject to the following regulations:

(1) Entrance Placement

The main building entrance shall face the public right-of-way unless it is determined by the ARB that such configuration is not practicable. When parking is located on the side or rear of the building, the placement of a suitably large building entrance that faces the parking area shall complement, but not displace, the main building entrance.

(2) Entrance Articulation

Main building entrances shall be articulated in a manner consistent with the architectural style of the building. All buildings shall have a minimum of one of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels; pediments; pilasters; columns; porticos; porches; overhangs; railings; balustrades; features consistent with the building style.

(e) Awnings

Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors and are subject to the following requirements:

(1) Height

A minimum clearance of eight feet shall be maintained between the sidewalk and the lowest part of the awning.

(2) Prohibited Materials

Plastic (or materials resembling plastic), shiny vinyl, and Plexiglas are prohibited.

(3) Illumination

Backlit awnings are prohibited.

(f) Outdoor Lighting

Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.

LED or other energy efficient lighting shall be encouraged. Outdoor lighting is subject to the following requirements:

(1) Site lighting shall be provided along all streets, sidewalks, parking lots, steps/ramps, plazas and other areas of high pedestrian use.

(2) Light fixtures shall be spaced in a manner to provide soft and uniform illumination for a given area or corridor.

(3) Light fixtures shall be consistent with the style, materials, scale, proportion, color and location and be consistent with adjacent architecture and surrounding site elements.

(4) Building lighting shall consist of light fixtures mounted on or near the building.

(5) Areas to be lit shall have a system of hierarchy or priority to establish which elements or areas will have the most emphasis in regard to lighting intensity and color. High design areas such as building facades, entries and walkways shall receive the highest priority.

(6) Landscape lighting shall be of low-level illumination with tones and colors that enhance the look of the plant material. Fixtures and light source shall be concealed.

(7) Light pole maximum heights: parking lots and access drives – thirty feet; pedestrian walkways, terraces, plazas – twenty feet.

(8) Illumination shall be limited to the site and shall not cause glare or visual disturbance to adjacent properties.

(9) Flood lighting is not permitted without written authorization from the ARB.

(g) Mechanical Equipment, Utilities, and Storage Areas

(1) Mechanical Equipment

When visible or audible from adjacent property or from the public right-of-way, mechanical equipment shall be screened by walls, fencing, roof elements, or landscaping. Screening shall be extended at least one foot above the equipment being screened. Ground-mounted mechanical equipment shall be located within twenty feet of the principal structure, except transformers.

(2) Service, Utility, Display, and Storage Areas

(i) Outdoor storage, waste disposal, mechanical equipment, and other service support equipment shall be located behind the building line or shall be screened from the view of adjacent properties both at ground and rooftop levels by walls made of masonry, brick, or durable man-made materials.

(ii) Utility boxes shall be totally screened from view of streets, as well as pedestrian areas and walkways. Backflow preventers shall be landscaped.

(iii) Areas for outdoor storage, trash collection, and loading shall be of comparable quality and appearance as that of the primary building.

(iv) Shopping cart storage shall be located inside the building. Cart corrals used by patrons shall be screened by a solid landscaping hedge or wall consistent with the building architecture and materials.

2.0 Architectural Design Guidelines

2.1 Introduction

(a) Purpose

The purpose of these guidelines is to further explain the Architectural Design Standards.

(b) Intent

Architectural Design Standards are intended to create and maintain a positive community image and identity by requiring architectural treatments that enhance the visual appearance and character of Ormond Crossings. The information presented in this section will help to ensure implementation of specific design standards that result in quality architecture, which emphasizes pedestrian scale and recognizes local character.

2.2 General Architecture Guidelines

The following Architectural Design Guidelines shall apply to all new development and construction, redevelopment, and alterations to existing structures within Ormond Crossings.

(a) Architecture Styles

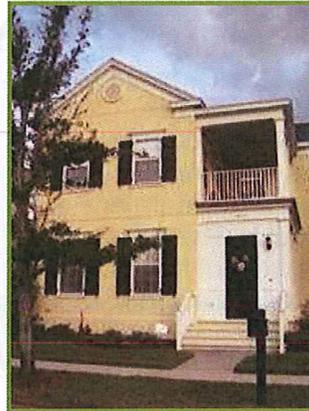
As provided for above in the Architectural Design Standards, buildings are required to adopt one of the following architectural styles. Most of the examples are intended to be only representations and should be used as models of the particular styles.

LIST OF ACCEPTABLE STYLES
Colonial • Craftsman • Florida Vernacular
Greek Revival • Italianate • Mediterranean
Mission • Modern • Neoclassical

COLONIAL

American Colonial (1600-1850) architecture was influenced by the English Georgian Style, which in turn drew its inspiration from Italian Renaissance and Roman and Greek antiquity.

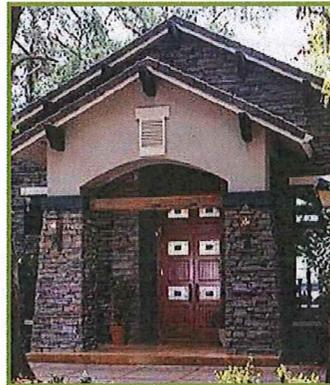
Architectural elements include, symmetrical pediment shaped facades, porches, classical cornices, entablatures, parapets, large porticos, walls made of white clapboard or red Flemish brick and Palladian windows.



CRAFTSMAN

The Craftsman Style was popular between 1905 and the 1920s. The style originated in California but was quickly spread throughout the country by pattern books and popular magazines.

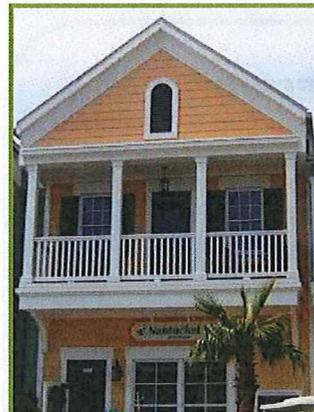
Characteristics of this style include front gable roofs, tapered front porch columns, and exposed wood beams.



FLORIDA VERNACULAR

Vernacular architecture refers to a regional or "folk" architecture. While some Vernacular buildings in Florida exhibit a Caribbean influence, others are more utilitarian or rural in nature. The Florida Vernacular includes the Cracker Style and the Key West Style.

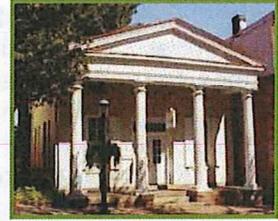
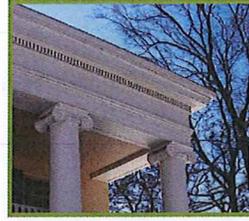
Typical features of this style are metal roofs, pastel colors and wood frame construction.



GREEK REVIVAL

The Greek Revival style is derived from ancient Greek temples.

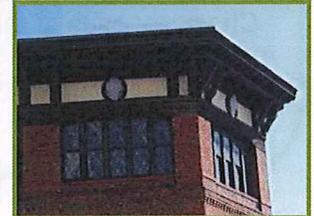
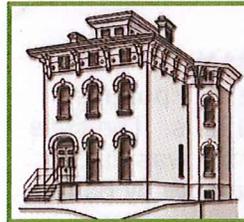
Signature features include an even number of columns, typically four or six, which support an entablature and a triangular pediment. The columns typically flank the front of the building but sometimes encircled it.



ITALIANATE

Italianate became popular in the mid-1800 as an alternative style of architecture. It drew heavily from the Italian Renaissance but also combined elements of the Greek and Roman styles.

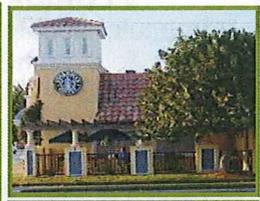
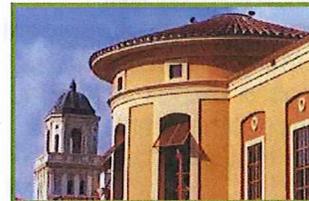
Typical features include square or rectangular floor plans, low pitch or flat roof, towers or cupolas, formal window crowns, paired or group sashed windows, double doors, and cornice moldings. Italianate typically have horizontal belt courses and corner quoins.



MEDITERRANEAN

This style was common in California, Florida, and Texas during the 1920s. The style has also been referred to as Spanish Colonial Revival and Spanish Eclectic.

Characteristics include low-pitched roofs, usually with little or no overhang, parapets, red tile roofs, arches, stucco, and asymmetrical façades.



MISSION

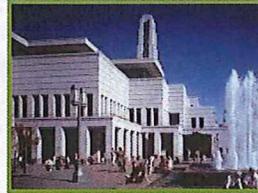
Although not as common as the classical styles, scattered examples were built in the early 20th century throughout the country. The Mission style was usually associated with a wide variety of buildings including churches, train stations, government buildings, and some private residences. Typical features of the style include red barrel clay tile, arches, earth tones; stucco; and asymmetrical façades.



MODERN

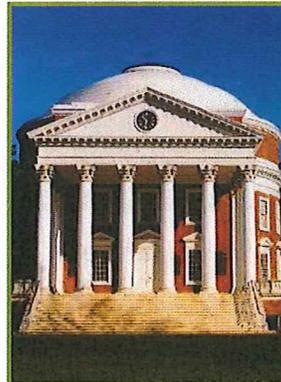
Modern architecture can be generally defined as being a design that abandons the ornamentation of the past and omits traditional detailing. Form follows function, while using local materials to reference the vernacular.

Proportion, massing, scale, fenestration, color, etc., should be included in the design as well as human relativity and compatibility with surrounding architecture.

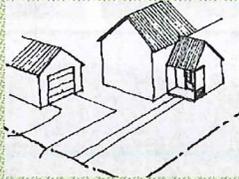


NEOCLASSICAL

This style, popular again in the XXI century for commercial development, is based on the Greek and Roman architectural orders. It is distinguished by symmetrically arranged buildings finished with a smooth or polished stone surface. Pedimented porticos may highlight the façade, sometimes flanked by columns. Parapets are common.

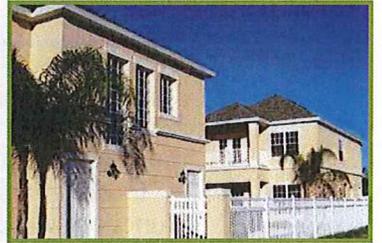


(b) Garages and Accessory Structures



Detached garages and other accessory structures should be designed to relate to the principal building. Accessory structures, including detached garages, shall be designed and constructed so that the roof and exterior walls of the garage are of similar architecture, materials, and colors as the exterior of the principal structure.

Examples of Accessory Structures



Examples of Accessory Structures



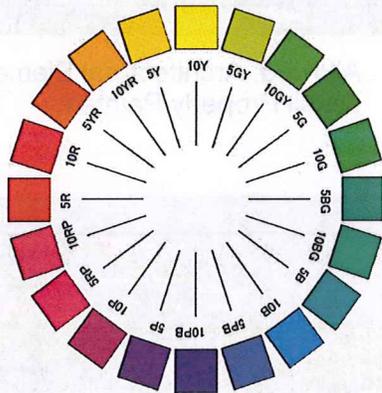
Not Allowed: Incompatible Styles



Allowed: Styles Compatible

(c) Exterior Colors

Highlighting architectural elements with the use of color creates a pleasing aesthetic. Colors of walls, roofing, and accents such as trim and doors, shall be coordinated to achieve a visually positive effect. While varieties of natural and painted colors are permitted, certain color principles shall be followed. The range of roofing materials and colors allowed for residential and non-residential uses are derived from the Munsell Color Chart.



Munsell Color System

The Munsell color system allows precise documentation of colors using an alphanumeric code to describe the color attributes of hue (pigmentation), value (lightness/darkness), and chroma (color intensity) selected for the main surface of the building.

Permitted values:

COLOR

- Light Pastel Colors and White
- Earth Tones
- Fluorescent Colors

LIGHTNESS VALUE

- ≥80
- 30
- PROHIBITED

Building Color Combination

Each building is allowed to have a maximum of three colors, excluding unpainted natural stone, brick, roof materials, or natural appearing substitutes, selected from allowable Munsell color codes described above. One color shall be selected for the main surface of the building. Two accent colors shall be allowed per building. One for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color shall be used for details, such as window trims, windows, doorframes, windowsills, cornices, and banding.



Comparative Examples of Exterior Color



Not Allowed: Architectural Elements & Details Improperly Painted



Allowed: Architectural Elements & Detail Properly Painted



Not Allowed: Five Colors Used



Allowed: Complementary Colors



Not Allowed: Fluorescent Colors



Allowed: Complementary Colors

Roof Color

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes.

Example of Compatible Roof Color



Examples of Prohibited Painted Faux Features

Faux Building Features

Painted faux features or elements such as, but not limited to, windows, doors, shutters, or flower boxes are prohibited.



 **Not Allowed: Painted Windows, Doors, Shutters & Flower Boxes**

(d) Exterior Materials and Finishes

Building Materials

Building materials have one of the strongest visual effects of all elements of building design. Therefore, they should be selected based on compatibility with the building style and neighborhood character. The scale of the building materials used should respond to the scale of the proposed building. Synthetic materials similar in appearance and durability are also allowed. Exposed concrete block and corrugated metal are prohibited.

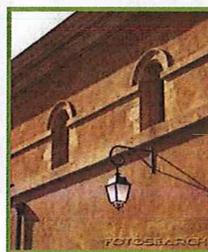
Permitted Materials for Exterior Walls



Natural Brick



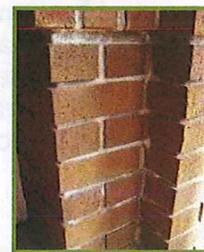
Wood Siding



Stucco



Finished Concrete



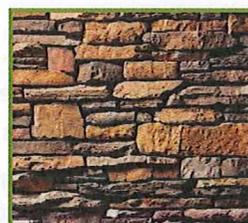
Brick



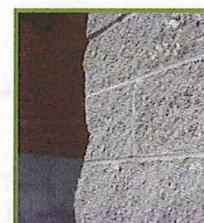
Finished Metal



Cementitious Siding



Stone



Split-Face Block

Permitted Materials for Roofs



Clay Tile



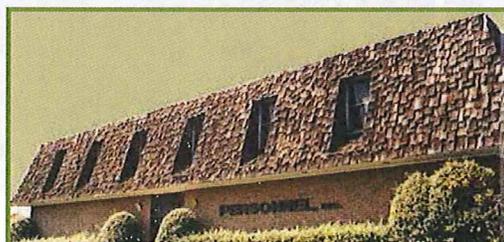
Slate or clay



Metal Seam

Roof Materials

Other materials allowed include concrete tiles, asphalt fiberglass shingles, and metal standing seam.



Not Allowed: Inappropriate Materials



Allowed: Appropriate Materials

2.3 Single Family and Duplex Standards

(a) Architectural Styles

Residential structures are not subject to the style regulations that non-residential and multi-family structures are. However, the following standards apply to residential and duplex buildings.

- Duplex residential units shall have the same architectural design, materials, and colors on both sides.
- Within residential developments, an identical house can only repeat every four lots fronting the same rights-of-way, including both sides of street. Non-identical houses of the same style may be built adjacent to each other.

Duplex units with same style, materials, and colors on both sides



Single Family Development

Single Family Developments



Not Allowed: Identical houses less than 4 lots of each other



Allowed: Variety of styles (non-identical houses)



Not Allowed: Identical houses less than 4 lots of each other



Allowed: Variety of styles – Non-identical houses of same style adjacent to each other

Acceptable methods to determine homes not identical include: 1) flipped house plan; 2) tile roof vs. shingle roof; 3) articulation change on the façade (use banding on one and shutters on the other, etc.); 4) Façade design change, i.e. different massing.

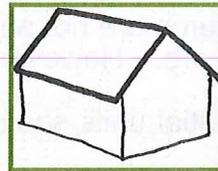
(b) Roofs

Roofs that are visible from the public rights-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural.

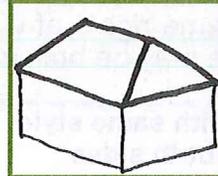
- All single family and two family buildings shall have a pitched roof covering a minimum of sixty-five percent of the overall floor area under the roof.
- Flat roofed areas, including porches, are permissible in the remaining thirty-five percent of floor area under roof, where allowed.

Examples of Acceptable Roofs

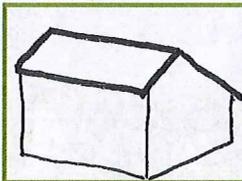
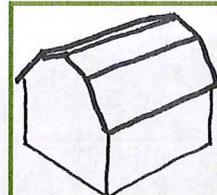
Gable



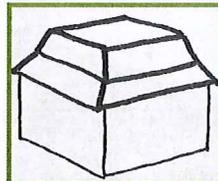
Hip



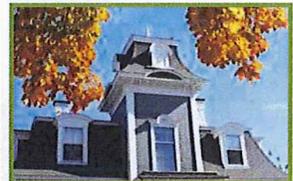
Gambrel



Shed

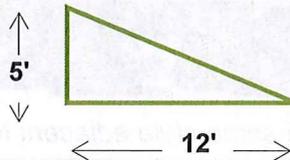


Mansard

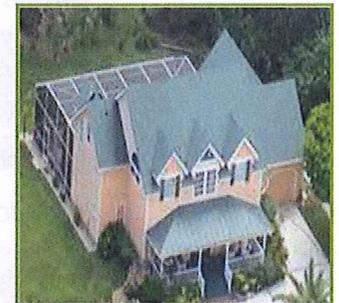


Comparative Examples

Pitched roofs shall have a minimum slope of 5:12 and shall have a minimum overhang of two feet beyond the building wall. Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers, and similar elements.



Not Allowed: Sloped Roof Less than 65%.



Allowed: Sloped Roof More than 65%.

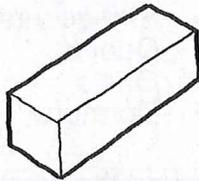
(c) Massing

Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrians and motorists. Buildings shall include substantial variation in massing such as changes in height and horizontal plane. Massing shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

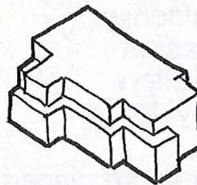
Examples of Massing



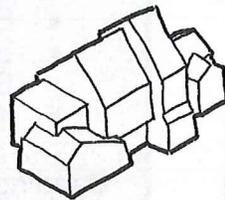
Progression of Massing



Undesirable Architectural Treatment



Vertical and Horizontal Massing Added



Multi-Planed Roofs and Awnings Add Desirable Massing

Comparative Examples



Not Allowed: Minimal Massing



Allowed: The Use of Massing

(d) Articulation



Molding



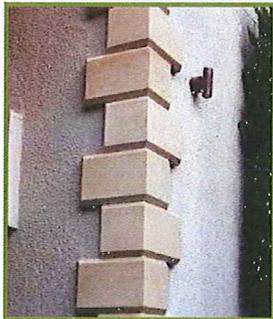
Dormer



Louvers



Banding

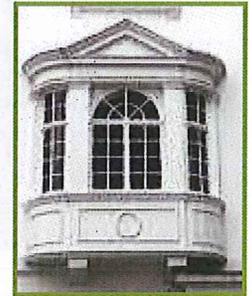


Quoins

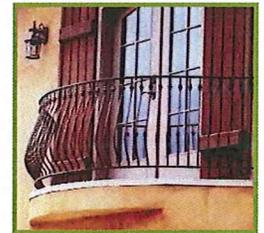
Articulation creates interest by adding decorative elements and delineating parts of the house into human scale to which people can relate. As a result, buildings appear more inviting and friendly.

Examples of articulation are:

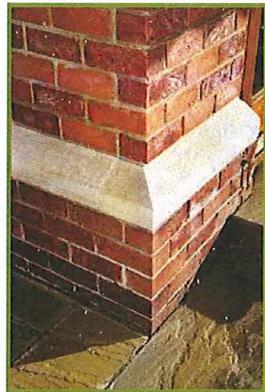
- Plinth Course
- Cornices
- Arches
- Balconies
- Bracket
- Shutters
- Keystones
- Louvers
- Banding
- Moldings
- Stringcourse
- Quoins
- Oriels
- Dormers



Oriels



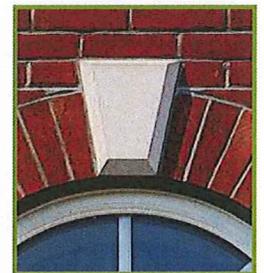
Balcony



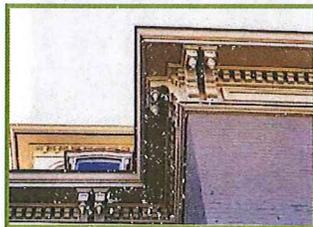
Plinth Course

Banding can be placed around the windows and doors. Window shutters may substitute for banding. Horizontal banding that continues the length of the facade, facing the street, golf course, recreational water bodies, or other similar highly visible areas creates a picturesque view.

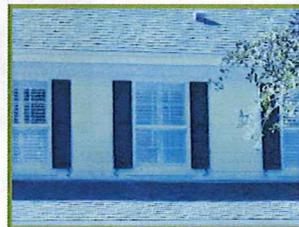
Articulation shall be included for each fifty linear feet of wall that exceeds fifty feet in length.



Keystone



Cornice



Shutters



Brackets



Arches & Moldings

(e) Fenestration

Windows shall be in harmony with and proportionate to the rest of the structure.

Windowless exterior walls that face a public right-of-way are prohibited.

Fifteen percent of each wall shall have windows.

Maximum reflectance permitted: 15

Minimum transmittance required: 35

Privacy may be achieved through the use of curtains and blinds

Examples of Fenestration



Comparative Examples



Not Allowed: Minimal Fenestration



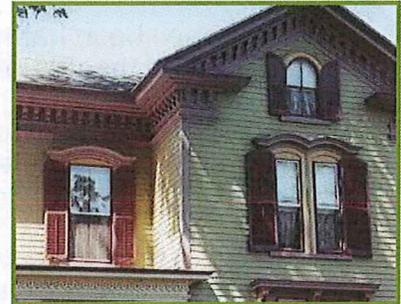
Allowed: Fenestration is proportionate, consistent, & representative of interior

(f) Shutters

Shutters function as an accent to windows as well as weather protection.

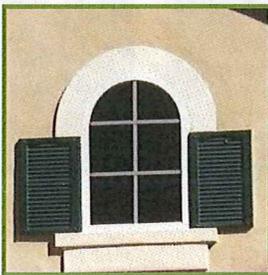
- Accent shutters shall have a contrasting color to the wall color.
- Shall match the height of the window.
- Should look operable/ authentic.
- Types of shutters allowed:
 - Panels
 - Slats

Types of Shutters Allowed



French Shutters

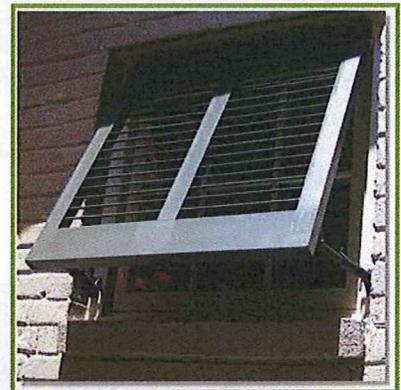
Comparative Examples of Shutters



 Not Allowed: Out of proportion.



 Allowed: Correct positioning, shape & proportion



Bahamian Shutters

Permissible Storm Shutters



Roll-Up Storm Shutters



Accordion Storm Shutters



Clear Guard Shutters

(g) Awnings

Examples of Acceptable Awnings

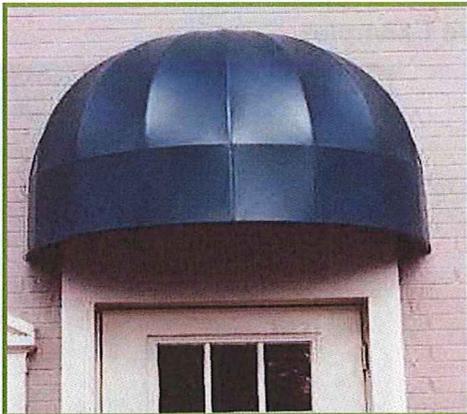
Awnings should complement the architectural style and colors of the house.

- Awnings may be placed above windows and doors.
- Awnings above garage doors are prohibited
- Permitted materials: canvas, matte vinyl, and copper.
- Prohibited materials: Plastic, shiny vinyl, Plexiglas, and similar looking materials.
- Backlit awnings are prohibited in residential areas.

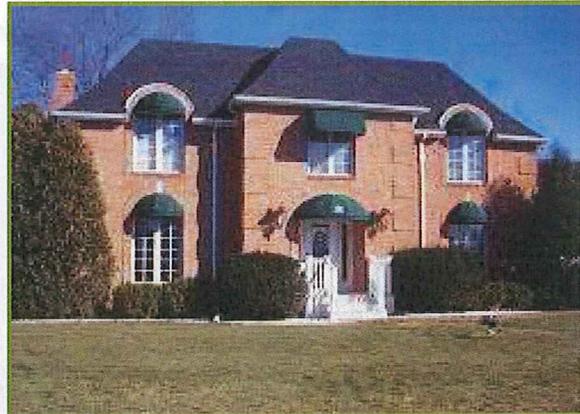
Examples of Acceptable Awnings



Comparative Examples



Not Allowed: Inappropriate colors and materials



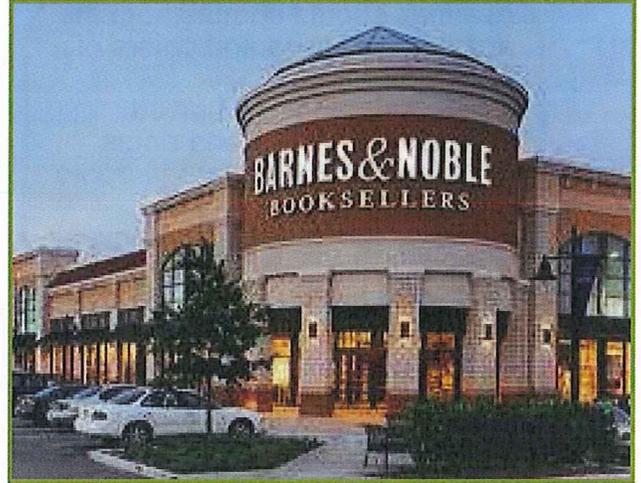
Allowed: Complementary colors and materials

2.4 Non-Residential and Multi-Family Standards (U)

(a) Corporate Trademark Designs

Examples of Acceptable Corporate Architectural Designs

Since it is not in the best interest of the Ormond Crossings property owners to allow corporate franchises to create visual clutter and allow the architecture and colors of their buildings to act as signage, franchises and chains will be required to meet basic quality architectural standards.



Comparative Examples



Not Allowed: Corporate Brand Design, Architecture as Signage



Allowed: Adherence to Quality Architectural Standards

(b) Massing

Buildings shall include substantial variation in massing such as changes in height and horizontal plane to minimize the bulk of the volume and achieve pedestrian scale. Massing shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

Horizontal masses should not exceed a height to width ratio of 1:3 without providing a substantial architectural element that projects up, such as a tower or bay or other architectural feature, and/or recesses into the building.

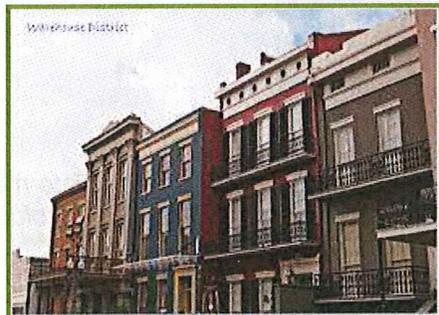
Recommended massing techniques:

- Balconies
- Building wall offsets
- Colonnades
- Cupolas
- Towers
- Pavilions
- Arcades
- Porticos
- Projections and recessed sections
- Clock or bell towers
- Variations in the height of the roof line
- Verandas
- Overhangs

Comparative Examples of Massing

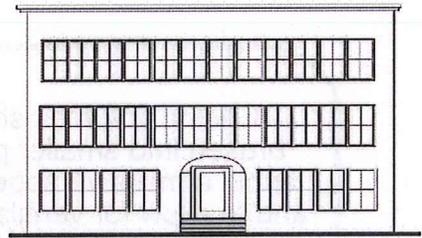


Not enough massing to avoid horizontality

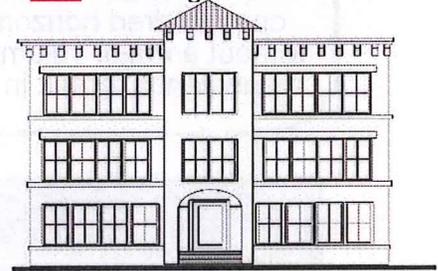


Appropriate massing

Comparative Examples of Massing



Not Allowed: Not enough massing

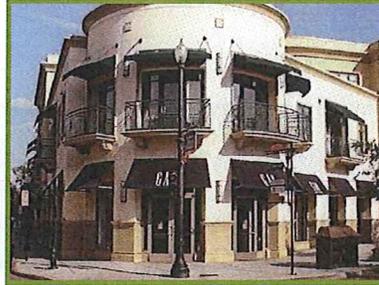


Allowed: Appropriate massing (tower, variation in roof height)

Example of How Architectural Elements Can Achieve Massing



✓ *Balconies, Colonnades, Clock Tower, Cupola*



✓ *Volume Projections*



✓ *Arcades, Balconies*

Examples of Massing

Building volumes shall be broken into smaller parts to avoid a massive appearance and to allow for ventilation and vistas. In addition to the massing requirement, facades shall not extend for more than one hundred horizontal feet without a major volume shift or a substantial break in volume.



✓ *Appropriate massing achieved with variety of volumes*

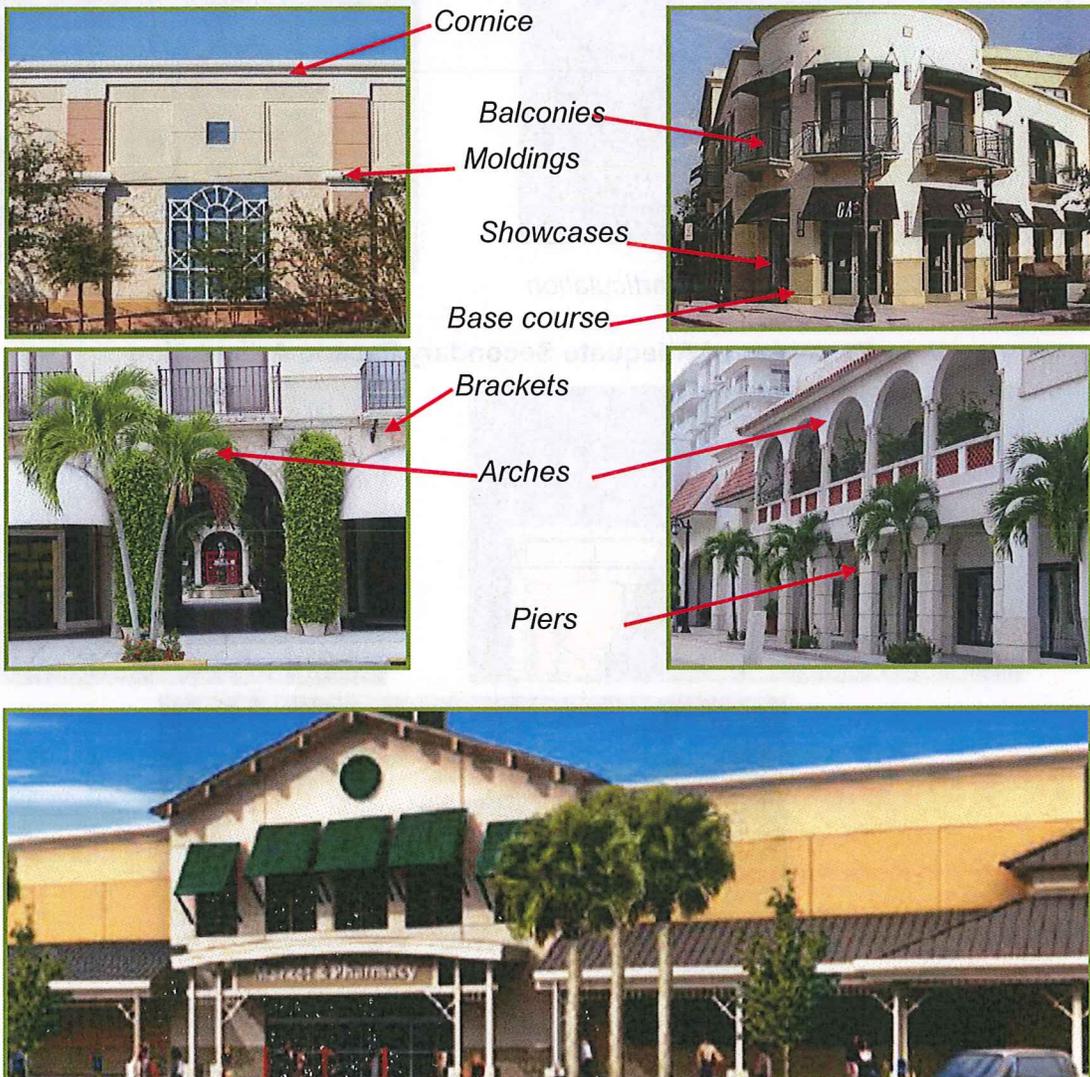
(c) Exterior Articulation Techniques

All building facades shall be enhanced by the use of vertical and horizontal elements. The following elements qualify as articulation techniques:

- Base course or plinth course
- Portals
- Windows
- Transoms
- Show cases
- Bay windows and oriels
- Lintels
- String courses and moldings
- Fascia
- Cornice
- Piers
- Arches
- Bays
- Balconies
- Brackets
- Wings
- Porches
- Stoops

Articulation shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

Examples of Articulation Techniques



Examples of Principal Facade Articulation



Not Allowed: Not enough articulation



Allowed: Adequate articulation

Examples of Secondary Facade Articulation



Not Allowed: Not enough articulation



Allowed: Adequate articulation

Examples of Adequate Secondary Facade Articulation



(d) Fenestration

The arrangement of windows and doors should be consistent with the architectural style of the building. Windowless facades facing the public right-of-way are prohibited.

Examples of Appropriate Fenestration



- Multi-story commercial uses shall have at least fifty percent transparency on the first floor. Windows shall be placed between 3 and 7 feet from the ground.
- Office and multi-family uses shall provide a minimum of fifteen percent transparency per story.

Comparable Examples of Fenestration



Not enough fenestration



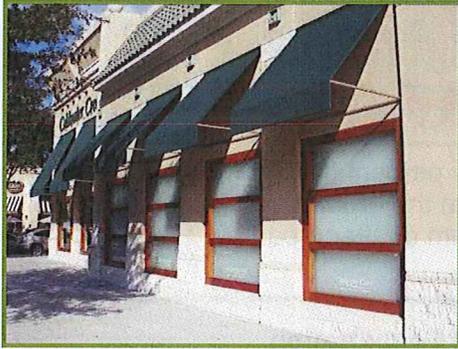
No fenestration



Adequate fenestration

The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Light transmittance rating shall be at least thirty-five percent; reflectance shall not exceed fifteen percent. Views into the interior of retail storefronts and restaurants are encouraged for pedestrian activity, safety, and to create a community window-shopping environment.

Comparative Examples of Glass Transmittance and Reflectance



Not Allowed: Minimal transmittance



Allowed: Adequate transmittance and reflectance factors

Movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses, and similar uses are exempt from fenestration requirements. However, the façade facing public streets shall provide additional architectural elements in lieu of windows.

Ornamental Elements In Lieu of Windows



Not enough elements in lieu of fenestration



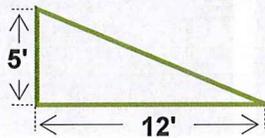
Allowed: Facade comprised of ornamental elements in lieu of windows.

(e) Roofs

Buildings shall have a recognizable top consisting of, but not limited to, cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials.

(1) Pitched Roofs

Pitched roofs shall have a minimum slope of 5:12 and shall have a minimum overhang of two (2) feet beyond the building wall. Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers, and similar elements.

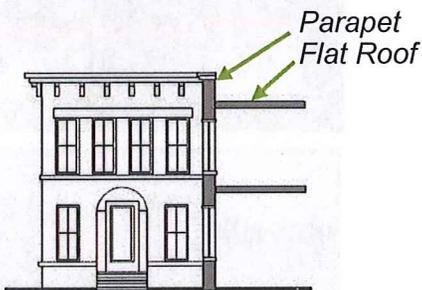


Example of Pitched Roofs



(2) Flat Roofs

Flat roofs shall be hidden from public view by a parapet. The parapet silhouettes may be straight, in circular segments, or in a combination of straight and circular segments.



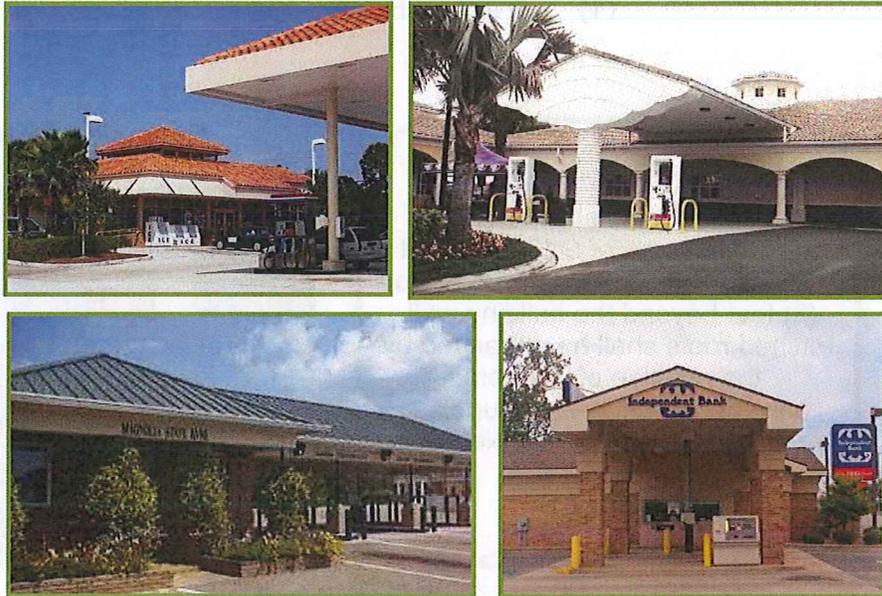
Examples of Flat Roofs



(3) Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks are exempt from the pitched roof requirements. However, they are encouraged, especially if consistent with the style of the principal building.

Examples of Pitched Canopy Roofs

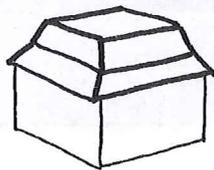


All these examples show canopies that are consistent with the architecture and roof of the principal building

(4) Mansard Roofs

Examples of Prohibited False Mansard Roofs

False mansard roofs are prohibited. A mansard roof is defined as a roof having two slopes on all sides with the lower slope steeper than the upper one.



(f) Building Entrances

The main pedestrian entrance to all buildings shall face the primary street and shall be clearly defined and highly visible.

Additional entrances are encouraged facing local streets, parking lots, plazas, waterfronts, and adjacent buildings. However, these additional entrances shall complement, but not displace the main building entrance.

All buildings shall have a minimum of one of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and features consistent with the building style.

Example of Well-Defined Entrances



Comparative Examples



Not Allowed: No distinguishable entry



Allowed: Massing accentuates entry

(g) Awnings

Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors. Awnings should be made of fabric. High-gloss or fabrics that resemble plastic are not permitted. Backlit awnings used as mansard or canopy roofs are prohibited.

Awnings should be sized to match the corresponding window openings. Their shapes, materials, proportions, design, color, lettering, and hardware also need to be in character with the architecture.

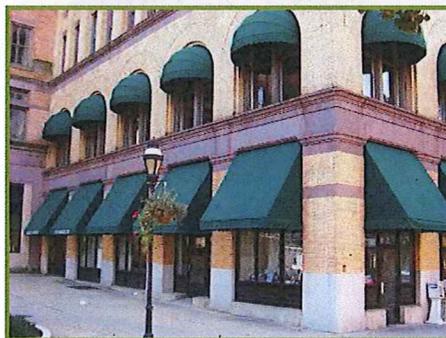
Example of Awnings



Comparative Examples



Not Allowed due to materials and illumination

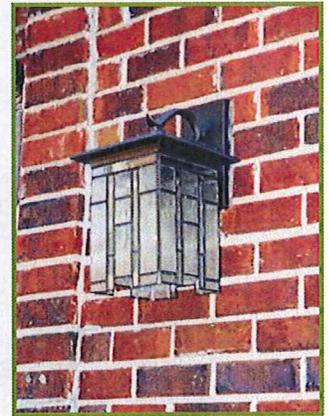
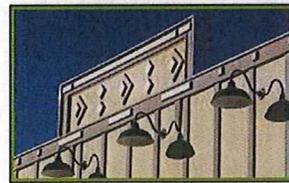
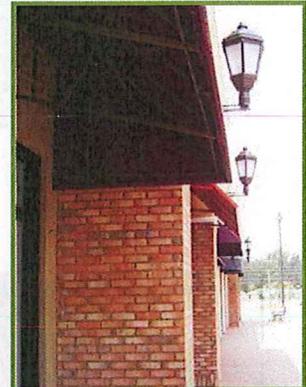
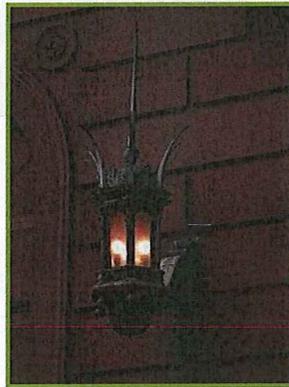


Allowed: Proper material. Complements architecture

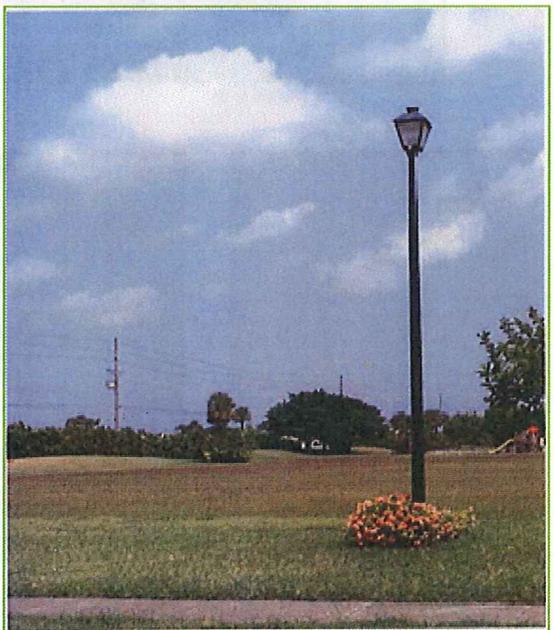
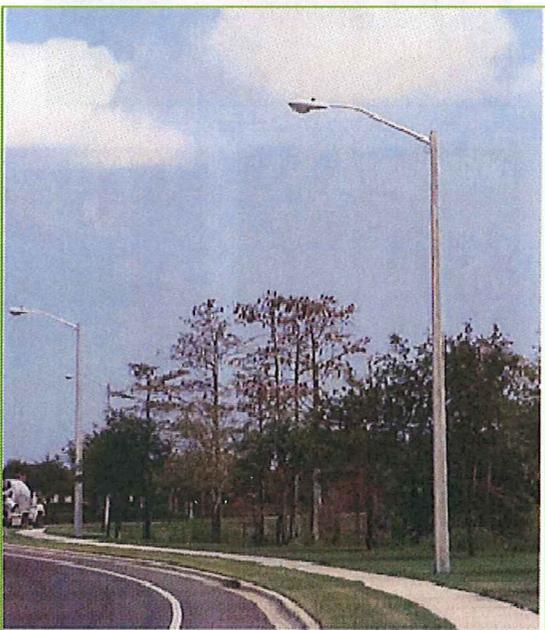
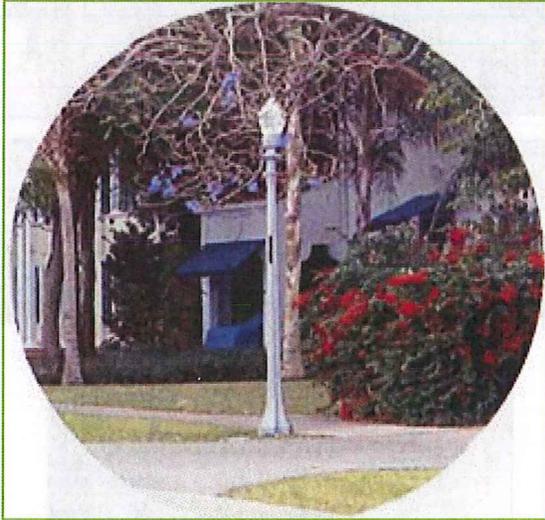
(h) Outdoor Lighting

Example of Allowed Light Fixtures

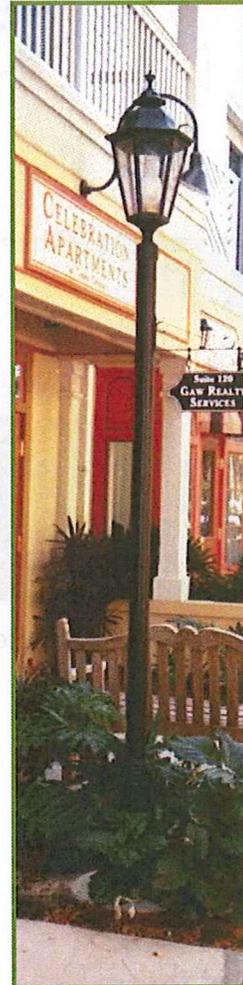
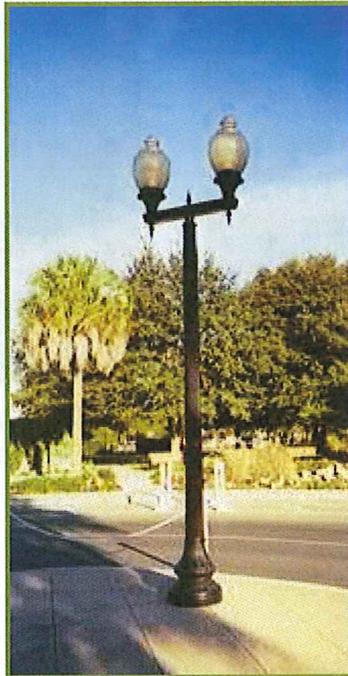
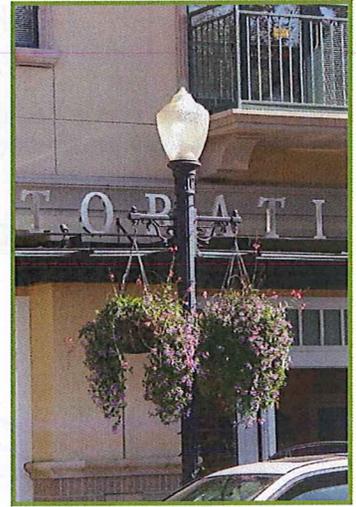
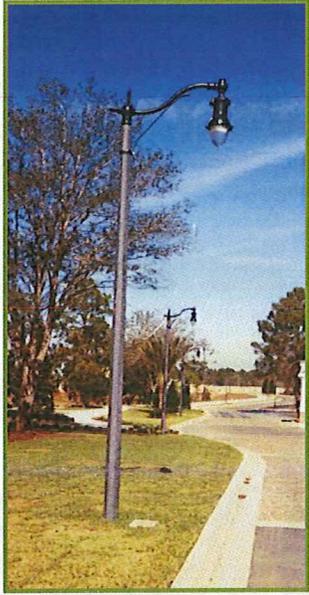
Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.



Outdoor lighting poles and fixtures shall be those available from Florida Power & Light or other suppliers.



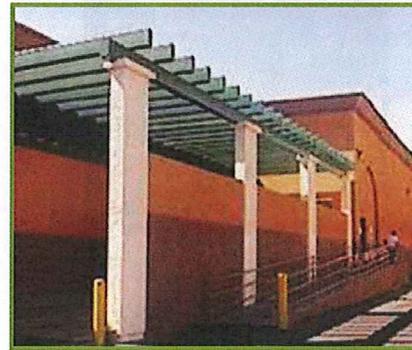
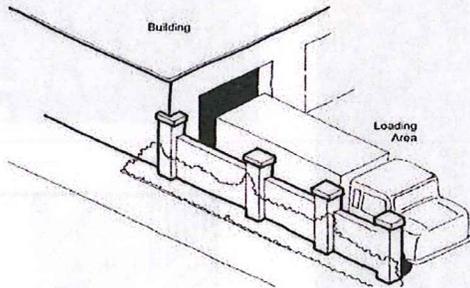
Examples of allowed light fixtures.



(i) Utility Areas

Loading areas or docks, outdoor storage, and waste disposal shall be incorporated into the primary building design. Screening materials used shall be of comparable quality and appearance as that of the primary building. Mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

(1) Loading Areas/Docks



(2) Rooftop Mechanical Equipment

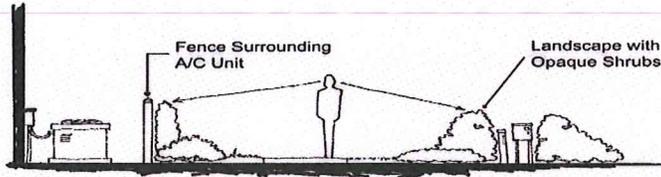


Not Allowed: Rooftop units visible



Allowed: Rooftop units are screened

(3) Ground Level Mechanical Equipment



(4) Waste Disposal



Not Allowed: Visual Eyesore



Allowed: Dumpsters Completely Screened

(5) Shopping Carts

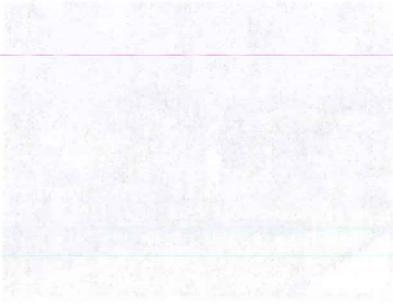


Not Allowed: Shopping Charts Stored in Full View

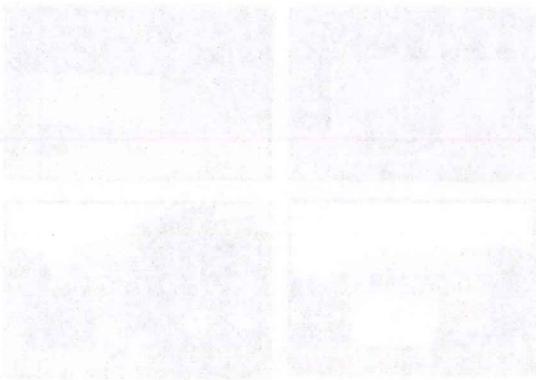


Allowed: Shopping Charts Stored Behind Visual Screen

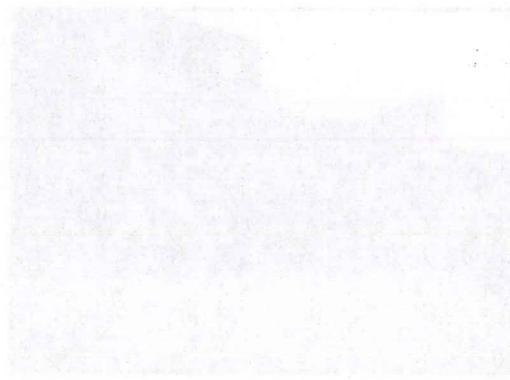
(8) Ground Level Worksheet Equipment



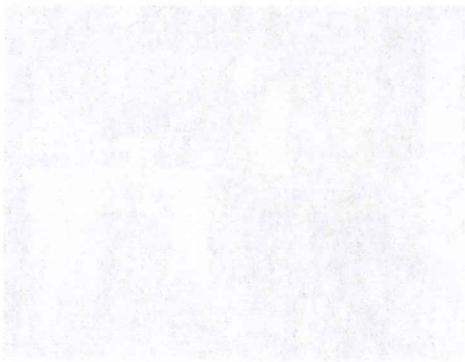
(A) Waste Disposal



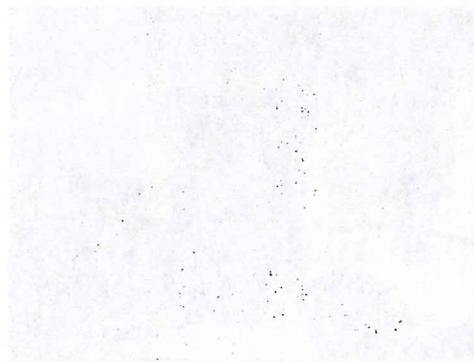
Allowed: Dumpster Containers
 Street



Not Allowed: Vent Emission
 Shipping Containers



Allowed: Shipping Containers
 Street



Not Allowed: Shipping Containers
 Street

LANDSCAPE DESIGN STANDARDS AND GUIDELINES

C. LANDSCAPE DESIGN

1.0 Landscape Design Standards

1.1 General Provisions

(a) Purpose

The purpose of this section is to provide landscape and irrigation design standards that will result in creative solutions and provide alternative means to achieve an environmentally friendly community and ensure a quality landscape appearance for Ormond Crossings.

(b) Intent

The intent of this section is to entirely replace the City's landscape and irrigation regulations.

(c) Applicability

The installation of trees, vegetation, and other landscaping elements within Ormond Crossings shall be prohibited prior to Final Approval by the ARB. These design standards apply to both new development and any alteration or modification to existing landscaping.

(d) Measurement of Trees

For the purposes of this section, the size of existing trees shall be calculated by the measurement of the diameter of the trunk in caliper inches, taken at breast height. The size of new landscape trees shall be calculated by measurement of the diameter of the trunk at 6 inches above the top of the roof ball, up to and including trees 4 1/2 inches in diameter. The size of trees over 4 1/2 inches in diameter shall be calculated by measurement of the diameter of the trunk at 12 inches above the top of the roof ball.

(e) Classification of Developments

(1) Class 1: Business Park Area, Town Center/Business Park Area, Institutional Area, Residential Medium Density Area, Residential High Density Area and Park/School Area;

(2) Class 2: Residential Low Density Area; and

1.2 Tree Preservation, Protection, and Replacement

(a) New Development

(1) As provided for in subsection 18.2(i) of the Master Development Plan, because all development areas will be mass cleared and filled, tree surveys shall not be required.

(2) As provided for in subsection 18.2(r) of the Master Development Plan, to avoid damage to roads, disruption of activities and because of the location of fill sources, it will be necessary to fill most or all of the development areas at Ormond Crossings before specific site development plans are available for the areas. Therefore, clearing of trees, filling, excavation and dredging may be performed at Ormond Crossings consistent with permits issued from time to time by St. Johns River Water Management District and clearing and grading permits issued by the City that will require seeding and mulching of all cleared and filled areas. Tree preservation shall not be required, nor shall tree replacement be required, except as provided by subsection (a) (1) above and in connection with any alteration of existing development.

(b) Applicability of the City's Land Development Code

In the case of any activity involving tree removal or damage to a tree or trees that does not require ARB approval, the provisions of the City's Land Development Code shall apply.

1.3 Landscaping and Irrigation Requirements

(a) General Landscaping Requirements

(1) Tree Density Requirements

All developments shall be required to provide one tree for every 1,500 sq. ft. of impervious area, including trees within the mixed-use easement, street trees not in a public right-of-way, trees within parking areas and trees that are part of perimeter plantings. The use of shade trees, understory trees, accent plants, shrubs, and groundcovers is required to partially or totally satisfy the planting requirements of these Design Standards. Class 1 and 2 developments may use existing pine trees, 6 inches diameter at breast height and over to meet the minimum tree requirements; however, no more than 50% of the pine trees may be credited. The SPRC may approve alternate plantings if the purpose and intent of this section are met and a nuisance or environmental hazard is not created.

(2) Native Vegetation

Class 1 and Class 2 developments are required to plant at least fifty percent of the pervious area of the site with native plants or plants and sod that conserve water, adapt to local conditions, and are drought tolerant.

(3) Tree Replacement

In the event any hardwood tree having a caliper of 24" or more is removed, it shall be replaced with hardwood trees having a minimum caliper of 4½", which together have an aggregate caliper equal to the caliper of the tree that was removed.

(4) Planting Bed Requirements

Bed lines, where practicable, shall be curvilinear and wrap the corners of the structure with shrubbery plantings no closer than 2 feet from the building. On sites located along collector or arterial roads, an average minimum foundation planting bed width of 8 feet shall be planted. In this area, a minimum of 2 different heights of plant material shall be used along with understory trees at the rate of 1 tree per 50 lineal feet of building wall length.

(5) Freestanding Sign Landscaping

All monument signs shall have shrubbery or flowers planted around the perimeter of the sign that complement the design with shrubs, groundcover and appropriate ornamental trees. Signs shall be located to provide adequate visibility from public rights-of-way and preserve trees. In the event trees must be removed for sign construction, or site distance visibility, replacement trees shall be planted in accordance with **Table 1.3-1** on page 64.

(6) Retention and Detention Ponds

Stormwater retention/detention ponds shall be naturally shaped (without geometric straight sides) and shall meet the following requirements:

(i) All wet detention ponds shall incorporate a combination of aquatic and non-aquatic native plants around portions of the perimeter to filter runoff of fertilizers, herbicides, and pesticides.

(ii) Wet detention ponds shall incorporate, at a minimum, a littoral zone or a littoral zone alternative per **Chapter 40C-42, Florida Administrative Code**.

(7) Screening plantings

Structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, lift stations, utility cabinets, electrical panels, or cable television equipment shall be fully screened with planting beds in areas that are visible from the public rights-of-way. Height of screening plants shall be a minimum of 30 inches at the time of installation.

(8) Plan Submittal Requirements

Landscape and irrigation plans shall be submitted to the SPRC for all Class 1 site plans and shall be prepared by a Florida registered landscape architect or other licensed professional authorized by state law to prepare such plans. Class 3 development landscape and irrigation plans shall also be required, but do not need to be prepared by a landscape architect.

(9) Street Trees and Median Planting

(i) In all subdivisions and any other developments involving the creation of new streets, street trees shall be planted in the rights-of-way, mixed-use easement or a median, unless the SPRC that a conflict exists between trees and utilities located in the rights-of-way or that site distances or recovery zones are not in compliance with sound and generally accepted engineering practices and principles. In such cases, the street trees shall be planted outside of the rights-of-way.

(ii) If street trees are to be located outside of the rights-of-way, trees shall be planted no farther than 5 feet outside of the right-of-way line or within the mixed use easement, and shall be perpetually maintained. All property owners' association covenants and restrictions shall include this requirement, and all property owners shall comply with this subsection.

(iii) Street trees and median plantings must be shade trees, and shall be planted at a rate of 1 tree for every 50 feet of site/lot frontage along the right-of-way or every fifty feet on center in medians. If planted medians and/or cul-de-sac islands are provided with trees, street trees along the outside of the roadway are not required. If the SPRC determines that the use of understory trees would be more practical because of overhead utility lines or other infrastructure conflicts, understory trees may be planted in lieu of shade trees at a rate of 1 tree for every 25 feet of site/lot frontage along the right-of-way.

(iv) Street trees may be included to satisfy the minimum requirements for tree density if located within the property and not within the right-of-way.

(10) Utility Lines

All trees will be installed per FP&L "Right Tree Right Place" if overhead power lines are present, except for lines that are temporary during construction. Underground power lines, cable TV, and phone line clearance to trees shall be as specified by the utility providers. Water mains shall be separated a minimum distance of 10 feet from shade trees. Distances less than 10 feet may be allowed but shall be reviewed and approved by the utility provider. Understory trees that do not attain, or can be maintained by pruning to a height of no more than 14 feet, may be planted under utility lines provided they comply with the requirements of the utility provider.

(11) Retaining Walls

Any retaining wall 3 feet tall or higher shall have shrubbery installed along its length. Shrub species shall be selected such that the mature height shall be proportionate to the height of the wall with 50% of the wall height being covered as determined by the SPRC.

(12) Double-Frontage Lots

A uniform landscape berm, wall or fence, as approved by the SPRC, shall be required to buffer double-frontage residential lots from collector and arterial streets.

(b) Specific Landscaping Requirements for Class 1 & 2 Developments

(1) Class 1 Developments

(i) Planting beds with a minimum width of 4 feet shall surround a minimum of 80 percent of the building facade or elevation. This percentage may be reduced or eliminated for Industrial or Warehouse/Storage uses upon a finding of adequate landscaping by the SPRC. Planting beds shall be placed in the most visible areas to the public. The following may be used in order to provide some alternatives:

(ii) Foundation planting requirements for multi-family and non-residential buildings may be reduced by the SPRC when it is determined that building façade massing techniques provide the same benefit as foundation plantings.

(iii) Alternative foundation planting may be permitted (e.g., architectural planter, pots, etc.) by the ARB and applied as a credit towards meeting the foundation planting requirement if demonstrated and determined that the methodology is of equal benefit and appropriate automatic irrigation facilities are provided.

(2) Class 2 Developments

(i) 1 tree for every 1,500 sq. ft. of impervious area shall be required in common areas within subdivisions including, but not limited to, entrance ways, recreation areas, gateways, and street islands. The sizes of trees are shown in **Table 1.3-1** below. Provisions for maintenance of common areas and conservation/wetland areas shall be made through covenants and restrictions or other means.

(ii) A landscaped mixed-use buffer easement shall be required on lots or tracts that front an arterial or collector road.

(iii) Temporary sales trailers shall be adequately landscaped around all sides to screen the undersides of the trailers and temporary irrigation shall be provided.

(iv) A minimum of 1 required tree shall be located in the front yard and 1 in the rear yard of which one shall be a shade tree. Street trees may be included to satisfy the minimum requirement if located within the property and not in the right-of-way. Shade trees shall comprise at least 50% of the tree requirements on a lot.

(v) The following provisions shall apply with respect to foundation plantings:

- Residential lots shall provide foundation plantings along the front of the house to achieve 60% opacity within 2 years.

- Foundation shrubbery plantings are also required for side street house exposures and for the rear of houses and accessory structures facing freshwater canals, lakes, ponds, golf courses and public rights-of-way.

- Foundation plantings are not required if fences are installed providing adequate screening of the house foundation area.

- The corners of the house shall be wrapped with shrubbery. Shrubby shall be selected using varying heights to accent and soften walls. Exclusive use of groundcovers shall not be permitted. Size of shrubs and groundcovers shall comply with **Table 1.3-1** below.

(vi) Screening for fences along rear or side lot lines abutting a right-of-way, golf course, lake or pond shall be facilitated by setting the fence back a minimum of 3 feet from the property line and installing shrubs or vines on the outside of the fence for softening and enhancement. This requirement also applies to any fence facing the front or side corner of the property. This requirement applies to all types of fencing.

(vii) For alternate types of landscaping where sod is not used as the primary groundcover (i.e. Florida-friendly landscaping) there shall be a minimum planted area (or preserved existing native vegetation) of 60% of the pervious area. The remainder of the pervious area may be gravel, stone, or other mulches. All swales in rights-of-way shall be sodded.

(c) Tree and Plant Types, Sizes, and Quality

(1) Trees, Shrubs, and Groundcovers

(i) All trees, shrubs, and groundcovers shall meet or exceed the standards of a Florida No. 1 or better quality as set forth in the latest

edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture. The planting requirements at time of installation are listed in the following table:

Table 1.3-1: Tree and Plant Size and Spacing Requirements at Installation

Type of Development	Shade Trees	Understory Trees	Shrubs and Groundcovers	Accent Plants
Class-1 and Class-2	Caliper: 2 ½" Height: 10' 3 palm trees at 8' clear trunk or 16' overall are required for 1 shade tree credit	Caliper: 2½" Height: 8'	Shrubs: 3 gallon Groundcover: 1 gallon Screen planting: 5' ht. and 60% opacity Visual buffer: 2' ht. (and maximum 3' on center spacing.	3-gallon

Note: All proposed trees must fall within Florida #1 tree matrix for caliper, height, spread and minimum root ball sizes.

(ii) For Class 1 and Class 2 developments, where palm trees are used in lieu of shade trees for credit, no more than 25% of the requirements may be met with palm trees.

(2) Turf

Grass areas shall be planted with sod in a species normally grown as permanent lawns in East Central Florida. Newly installed Bahia sod shall be healthy and may have no more than 20% weeds or unlike grass species. Newly installed St. Augustine, Seashore Paspallum, Bermuda, and Zoysia sod may have no more than 5% weeds or unlike grass species. For newly installed turf where irrigation is not provided, grass species shall be Bahia grass (or Bermuda grass upon approval of the SPRC). All areas of a disturbed site not otherwise landscaped or not left in natural native vegetation shall be grassed or mulched at a minimum.

(d) Street Mixed-Use Easement (MUE)

(1) All minor arterial and major collector streets shall have a 25' wide MUE over the adjacent lots, tracts and common areas parallel to the right-of-way.

(2) Within the right-of-way and MUE, landscaping shall include a minimum of 4 trees, 40 shrubs and 40 ground cover plants per 100 linear feet. Plant material may be installed in groupings. On divided streets, some of the required plant material may be installed in the median.

(3) Trees shall be installed when streets are constructed but shrubs and ground cover may be installed when the adjacent site is developed.

(4) Landscaping, signage, sidewalks, bike paths, lighting, berms, utilities, fencing, walls and street furniture may be installed or constructed within the MUE.

(e) Parking Lot Landscaping Requirements

(1) Visual Screening

Visual screening from the right-of-way in the form of shrubbery or a wall is required for off-street parking areas in accordance with the following:

(i) A minimum plant height of 24 inches measured from the adjacent parking surface level, at time of planting. If the screen is planted on a berm, the height of the plants can be less as long as the cumulative height is at least 24 inches.

(ii) The maximum plant spacing shall be 3 feet on center. If the proposed plants are larger than the minimum specified, wider spacing may be allowed at the discretion of the SPRC.

(iii) Plant material must be evergreen to provide nondeciduous for full year around visual screening.

(iv) Walls must be a minimum 4' in height and compatible in color and material to the adjacent building.

(2) Internal Parking Lot Landscaping

Internal parking lot landscaping shall comprise a minimum of 10% of the impervious vehicular use area. The vehicular use area is the total area of all parking stalls, drive aisles, and access ways within the limits of the property being developed. The following provisions shall apply to internal parking lot landscaping:

(i) A qualifying island or planting area shall contain 1 shade tree for every 250 square feet of island area. A single island which is 5 hundred square feet or greater is equal to 2 island credits. Shade trees shall not be planted in islands less than 12 ½' in width.

(ii) A minimum of 75% of all required landscape islands shall be a minimum of 250 square feet in area, with the remainder a minimum size of 150 square feet with 1 understory tree or a grouping of 3 palms.

(iii) All parking rows shall be terminated by a landscape island. No more than 5 consecutive parallel parking spaces may be constructed without separation by a vehicular use area landscape island, and no more than 10 consecutive parking spaces may be constructed without separation by a landscape island, except as specified below:

- Where shade trees are planted at a minimum of 50 feet on center, the length of a center island with a minimum planting width of 8 feet as measured from inside of curbs.

- Where sufficient width is provided, along the outside edge of the parking lot adjacent to the parking spaces with shade trees planted at a minimum of every 50 feet on center.

- If stabilized grass parking is approved, the parking spaces shall be delineated with parking stops and the required landscape islands with trees and shrubs installed to break up rows of 10 consecutive parking spaces.

(iv) Light poles and flagpoles shall not be placed in landscape islands that contain shade trees unless approved by the SPRC.

(v) Curbing shall be installed around the perimeter of all landscape islands that abut paved parking or drive aisles.

(vi) The placement of utility transformers, fire hydrants, and utility lines in parking lot islands is prohibited, unless approved by the SPRC. In this case, the requirements for clearances elsewhere in these Landscape Design Standards shall apply, as well as the requirement that utility transformers shall be separated a minimum distance of 8 feet between the front of the unit and any trees or shrubs, and a minimum distance of 3 feet between the side of the unit and any trees or shrubs.

(vii) Understory and palm trees may be used in landscape islands less than 250 square feet in area.

(viii) In lieu of providing minimum area in landscape islands, the SPRC may approve one or more of the following practices:

- Structural soils;
- Structural bridging under sub base and pavement areas; or
- Soil trenches/root paths that allow roots to access larger soil areas.

(ix) The SPRC may permit the use of architectural planters to provide partial credit for landscape island/area requirements if found to be of equivalent public benefit.

(x) The SPRC may permit more than 10 contiguous parking spaces without an island on an as needed basis only.

(xi) The SPRC may reduce the minimum area for parking lot islands if it is determined that adequate tree rooting area is provided below the pavement area and if special pavement provisions are provided.

(f) Lot Perimeter Landscape Requirements

(1) Land Use Compactibility

As shown on its Conceptual Plan and its Land Use Plan, Ormond Crossings was designed to utilize wetland areas and water bodies as buffers between differing land uses. In limited circumstances where those designed buffer areas do not exist, the lot perimeter planting areas as shown in **Table 1.3-2** below shall apply.

(2) Planting Area Determination

Determining perimeter planting area requirements for a site consists of a 2-step process:

(i) Determine the intensity of the proposed development based on the scale shown in **Table 1.3-2** below.

(ii) Use **Table 1.3-3** below to determine the type of buffer required.

Table 1.3-2: Land Use Density/Intensity Scale

Ormond Crossings Land Uses	Density/Intensity Scale
Residential Low Density, Residential Medium Density, Park	Low
Residential High Density, Institutional, School	Medium
Commercial, Office, Industrial, Warehouse Distribution, Business Flex Space, Storage	High

(3) Planting Area Requirements

(i) The following table shows the lot perimeter planting requirements based on the intensity of the proposed and adjacent uses. For example, perimeter planting Type B, as shown in **Table 1.3-4** above, is required for a High scale proposed development abutting a Medium scale area based on zoning or existing development.

Table 1.3-3: Lot Perimeter Planting Requirements (Type)

Adjacent Scale or Abutting Use	Scale of Proposed Development		
	Low	Medium	High
Low	None	A	C
Medium	None	None	B
High	None	B	A

(ii) For non-residential uses, a perimeter planting area will not be required between 2 or more newly created adjoining lot lines when subdividing a parcel of land that has an existing development or an approved site plan, provided the existing or approved project and planned future development have approval for a unified or master site plan that incorporates shared facilities including but not limited to access, parking, stormwater facilities and connectivity.

(iii) The required lot perimeter planting shall meet the following landscape standards.

Table 1.3-4: Lot Perimeter Planting Standards

Type	Width	Shade Trees per Linear ft.	Understory Trees per linear ft.	Shrubs (B) Screen (S)	Ground Cover per lineal ft.	Dec. Wall
A	10'	1/50'	1/100'	(B) 3'-4' o.c.	N/A	N/A
B	15'	1/50'	2/100'	(B) 3'-4' o.c.	50/100'	N/A
C	20'	1/40'	3/100'	(B) 3'-4' o.c. (S) 6' o.c.	50/100'	Optional

Lot perimeter planting is not required along wetlands, lakes or ponds.

(g) Perimeter Planting Area Requirements

(1) Plantings shall not be located in any portion of a public or private right-of-way or drainage easement, unless permitted by a landscape easement.

(2) When calculating the required number of trees and shrubs within a lot perimeter planting area, the width of access ways or easements shall be subtracted from the property length.

(3) Understory trees may be used in lieu of shade trees where noted in **Table 1.3-4** above as "Optional"; however, no more than 50% of the required trees may be understory trees.

(4) Uses within lot perimeter planting areas may include the following:

(i) Mechanical equipment or structures, signs, backflow preventers, and lights subject to approval by the SPRC.

(ii) Stormwater retention/detention provided that regardless of the planting width, no more than 20% of a required landscape area may be used for stormwater retention/detention, unless approved by the SPRC.

(5) Decorative walls, when required, shall be 6 feet in height and comply with the material and design requirements (see Architectural Design Standards for material and design requirements for walls).

(h) Miscellaneous Planting Requirements

(1) Vehicle Display Areas

For automotive, recreational vehicles, motorcycles, motorized watercrafts, and other similar displays, as determined by the SPRC, a maximum of 20% of the frontage landscape plantings may be allowed to be reduced to a height of 12 inches at time of planting.

(2) Fleet Rental Parking Planting

Fleet rental parking spaces shall be located to the side or rear of the building and screened with a planting that is a minimum of 5 feet in height and opacity of 60% at time of planting.

(3) Utility Structures

Individual structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, storage sheds, lift stations, utility cabinets, electrical panels, or cable television equipment shall be screened by the utility company or property owner with planting, when visible from rights-of-way, parking areas, or adjacent properties. In lieu of planting, solid decorative fencing or walls may be installed to screen from public view. Plants used shall be native or shall be vegetation that conserves water, is adaptable to local conditions, and is drought tolerant.

(i) Irrigation Requirements

(1) Requirements by Type of Development

Irrigation systems are required for all landscaped areas and must be designed in accordance with Volusia County Waterwise Standards.

(2) Design Standards

All irrigation systems shall meet the following design standards:

(i) Irrigation systems shall be designed in such a way as to minimize runoff or spraying of irrigation water onto roadways, driveways, and adjacent properties that are not under the control of the owner. The irrigation systems shall be designed to correlate plants into water use zones.

(ii) Non-potable water use demands shall be met using water of the lowest quality supply that is both available and acceptable for the intended application. Water reuse or water reclamation programs, if available, shall be used to reduce groundwater or surface water withdrawals for water use applications which do not require potable water. The following are the water source priorities of Ormond Crossings from highest preference to lowest preference:

- Reclaimed water.
- Stormwater, lake, or canal.
- Groundwater (well).
- Potable water.

(iii) All landscape installations shall make necessary provisions for watering to establish and guarantee plant survival. For an example, see the University of Florida Extension publication ENH856 – Tree Specifications for Planting and Shrubs in the Southeastern United States. Specifications shall be included to provide one of the following:

- Automatic irrigation;
- Hand watering via hose bib or other water source;
- Water truck hand watering; or
- Automated water bags.

(iv) The irrigation system, unless temporary, shall have mainlines and lateral lines buried underground and designed to provide adequate irrigation to all landscaped areas except for areas of existing native vegetation or planting areas comprised of vegetation that conserves water, is adaptable to local conditions, and is drought tolerant.

(v) Irrigation systems connected to a potable water source shall have a backflow prevention assembly installed as required and approved by the SPRC. Permitted wells shall have a serviceable double-check valve as required and approved by the SPRC.

(vi) All irrigation systems shall have an operational moisture-sensing device with buried soil probes located in each water use zone or a smart irrigation controller.

(vii) All irrigation equipment (sprinklers, rotors and micro-irrigation devices) within a given zone shall have the same precipitation rate (i.e. - rotors cannot be on the same zone as spray heads).

(viii) All irrigation heads shall be no closer to building structures than 12 inches per the Florida Building Code.

(ix) Minimum pipe cover over mainlines shall be 18 inches and 12 inches for lateral lines. Drip irrigation lines, at a minimum, shall be covered with mulch and secured to the soil as to not work to the top of the mulch.

(x) Wells, pumps, electrical control devices, and other items relating to irrigation systems, unless specifically authorized by the SPRC, shall not be permitted in the public rights-of-way.

(xi) Irrigation system shall be designed to avoid spraying onto sidewalks that are constructed for or used by the public. Watering onto impervious surfaces shall be minimized.

(xii) All valves and wire splices shall be in valve boxes at the proper grade and the wire connections water proofed.

(xiii) All spray heads shall be equipped with in-stem pressure regulation in order to conserve water and improve distribution uniformity. Heads shall have identification from the top.

(xiv) Irrigation controller shall be programmable by the minute and be equipped with battery back-up or non-volatile memory (ability to maintain program without power). A card shall be placed in the controller noting whether each zone is a rotor zone or spray zone, the area of the site that zone covers and the recommended run time.

(xv) Except for backflow preventers, all exposed piping or risers shall be painted black or dark green to blend in with plantings.

All above ground piping shall be galvanized, brass, or Schedule 40 PVC. If PVC pipe is used, it shall be painted black or dark green or enclosed so as to protect it from sunlight. All pumps shall be required to be bolted to a concrete slab and enclosed.

(xvi) In required public parking areas, drip irrigation is encouraged. Irrigation heads, if used, in parking lot islands shall be of the underground pop-up type with height determined by the height of the specific plant material around it. Any shrub risers along the end of a parking lot stall shall be set back a minimum of 24 inches from the face of the curb or parking stop. Risers shall be staked if they are not able to be vertical with the ground when operating.

If drip irrigation is used, a filter and pressure regulation device shall be installed in a valve box on the system and flush plugs at the end of each line installed and placed in a valve box for location and servicing.

(xvii) Head-to-head coverage shall be delineated on the plans. Irrigation plans shall include gallon per minute discharge rates per zone. A nozzle chart shall be included in the plans indicating the gallons per minute discharge for each type of nozzle.

(xviii) Reclaimed or Reuse water is the preferred irrigation source, if available. Where re-use water is available, it shall be utilized in lieu of any other water source. If re-use water is used or planned to be used at some future date, all irrigation mainline piping, control valve box covers, risers and irrigation heads shall be colored purple. Additionally, signs shall be posted in conspicuous locations on the site stating "Re-use water – Do not drink".

(xix) Any proposed tree planting in which the tree is 3½" caliper or larger shall have an irrigation bubbler installed within the watering ring at time of planting or a mist head at the top of the tree.

(xx) Irrigation shall only occur during those times permitted by the City, Volusia County and the St. Johns River Water Management District. The most restrictive regulations shall apply.

(j) Predevelopment Meeting

Prior to any site development, the general contractor shall schedule a predevelopment meeting with the SPRC to review specific criteria for construction. Any subcontractors that will be involved in site development shall also attend the meeting.

(k) Site Clearing and Grading

For erosion control purposes the disturbed on-site and off-site areas shall, at a minimum, be seeded with grass and mulching material, planted with shrubs, or mulched within 30 days of disturbance, except that if runoff causing significant erosion occurs the owner shall be required to sod the area immediately. All areas with the potential to cause significant erosion shall be sodded.

1.4 Prohibited Plant Materials. Certain plant materials are prohibited because of excessive or otherwise serious insect or disease problems, extremely poisonous qualities, allergenic effects, ecological considerations, or other reasons for the good of the public. All Category 1 species, as published by the Florida Exotic Pest Plant Council are prohibited.

Synthetic plants or artificial material in the form of trees, shrubs, ground covers or vines shall not be used in lieu of plant requirements in the Design Standards.

2.0 Landscape Design Guidelines

2.1 Introduction

(a) Purpose

The purpose of the Landscape Design Guidelines is to supplement the Landscape Design Standards with photographic examples of good and bad landscaping.

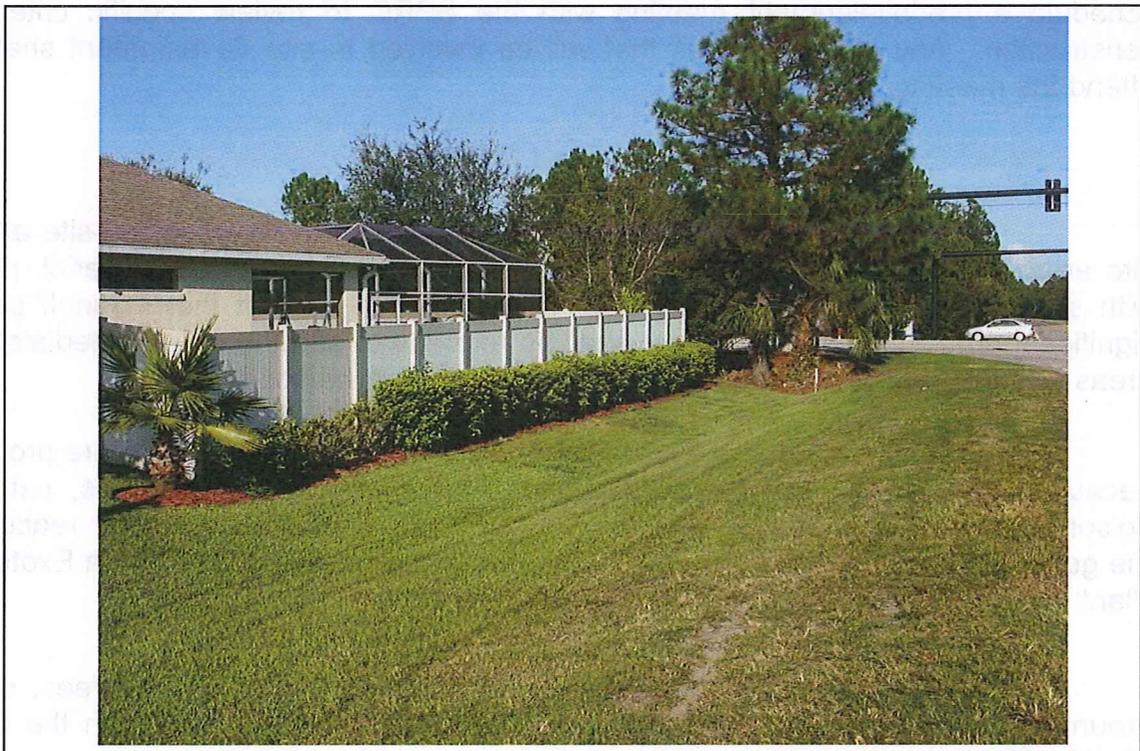
(b) Intent

It is the intent of the SPRC that the information presented in these Landscape Design Guidelines help to ensure implementation of specific standards established to protect, install and maintain trees, vegetation, and other landscaping elements in order to achieve an environmentally friendly community.

2.2 Landscape Examples

Following are photographic examples of good and bad landscaping.

Good example of fence planting requirement where rear yard is adjacent to arterial or collector roadway.



Good example of fence and landscape screen for rear yard adjacent to arterial and collector roadway.



Example of unacceptable rear yard screening adjacent to arterial or collector roadway.



Good example of roadway landscape screening of adjacent fenced parcel.



Good example of street trees planted along collector roadway.



Good example of median planting along major collector road.



Good example of foundation plantings showing plants and trees of varying heights to accent and soften building architecture.



Good example of front plantings showing good use of accent palms, taller foundation planting on columns and monument sign landscaping.



Bad example of landscape foundation planting.



Existing plants dead (froze due to not being cold hardy).

No trees in front yard that qualify as a protected tree.

Corner not wrapped with shrubs.

Bad example of foundation plantings for – Most all shrubs and palms are not cold hardy and are unacceptable.



Good example of 3 palms in a vehicle use area (VUA) island to allow visibility to building signage.



Good example of landscaping under electrical power lines. Note reduced height of landscape material.



Good example of filled lot with proper seed & much stabilization.



Good example of proper stabilization of recently filled lot.



Good example of silt fence installation during construction.



Good example of properly landscaped parking lot island.



Good example of parking lot landscape island with landscaped divider strip.



Good example of landscaped parking lot island with effective screening.



Bad example of landscaped island in parking lot.



Good example of perimeter landscape area .



Good example of perimeter plantings in Mixed-Use Easement adjacent to collector road.



Good example of perimeter landscaped area.



Good example of utility box screening.



Good example of sewer lift station landscape screening.



Bad example of landscape screening around sewer lift station site.



Bad example of landscape screening around utility box installation.



Bad example of landscape screening around utility box installation.



Good example of dumpster enclosure with proper screening.



Good example of littoral zone plantings in detention pond.



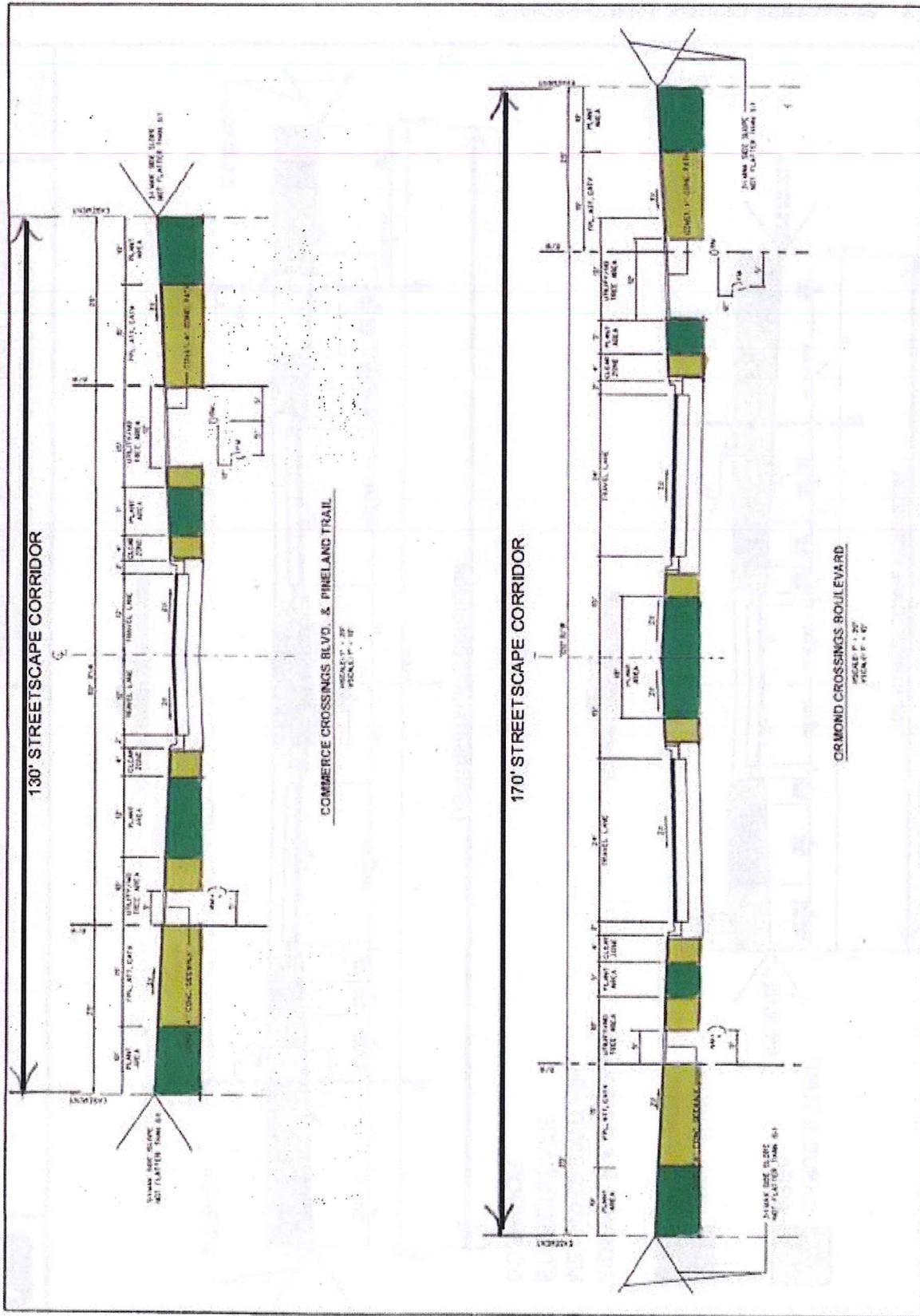


FIGURE
2
 Project No.
 2002-036.07

THESE PROPOSED TYPICAL SECTIONS MAY BE
 MODIFIED FROM TIME TO TIME SUBJECT TO APPROVAL
 OF THE SPRC.

ORMOND CROSSINGS



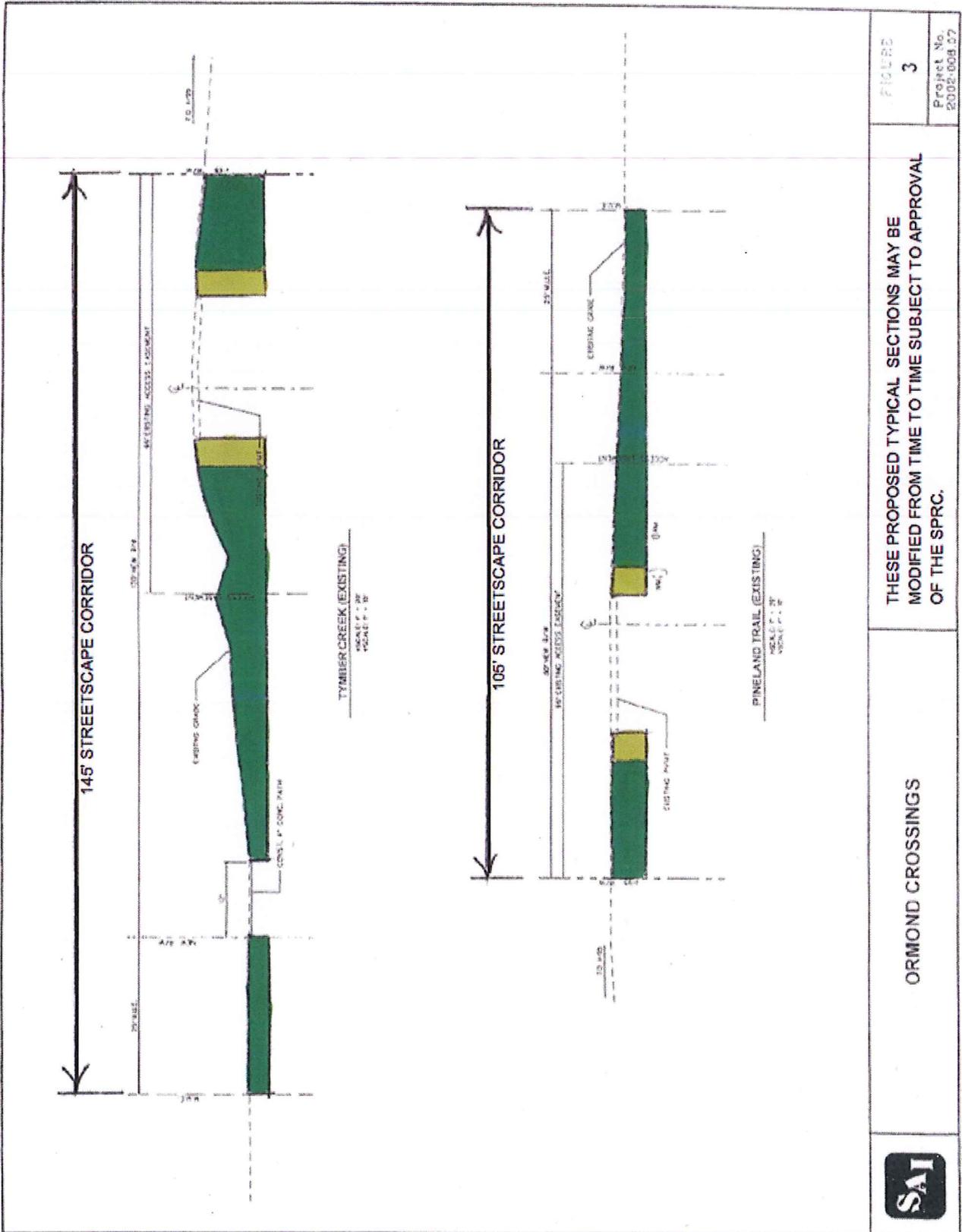


FIGURE
3

Project No.
2002-008 07

THESE PROPOSED TYPICAL SECTIONS MAY BE
MODIFIED FROM TIME TO TIME SUBJECT TO APPROVAL
OF THE SPRC.

ORMOND CROSSINGS



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