

**Sec. 118-1650. Parks.**

A minimum of five percent of developable area shall be reserved for park use for all development on all properties that are one acre or more within the character area generally consistent with the park types standards set forth in the design plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

**Sec. 118-1651. Façade types.**

There are five façade types within the character area which are identified in the design plan. The overlay district assigned to a parcel of land determines which of the façade types are required and permitted. Only the façade types permitted in each overlay district are allowed for each respective overlay district. Each façade type also has signage and encroachment standards as set for in the design plan.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

**Sec. 118-1652. Planned unit development.**

(a) The character area planned unit development (CAPUD) zoning category is hereby created as an additional mechanism to implement this article. Additional standards governing the character area planned unit development zoning category are set forth in article V of this chapter.

(b) The use of character area planned unit development zoning is encouraged for the lands within the character area. Character area planned unit development zoning allows for a mixture of permitted uses that a parcel's or lot's current underlying zoning district may not. Further, the character area planned unit development zoning provides some flexibility to allow minor deviations from the strict requirements of this article without the need to meet the requirements of an administrative waiver.

(c) The city recognizes the constraints of meeting the development standards of this article for an infill development project and the use of character area planned unit development zoning is encouraged to address and approve required deviations for such projects beyond those of which may be granted by administrative waiver.

(d) In addition to the rezoning criteria, when considering a rezoning to character area planned unit development that incorporates deviations from the development standards of this article, the city shall consider the extent to which the proposed development, taken as a whole:

- (1) Advances the stated vision and principles of the character area, including:
  - a. Promotes modes of transportation other than the automobile, including walking and transit;
  - b. Creates a built environment that is in scale with pedestrian-oriented activities and provides visual interest and orientation for pedestrians; and
  - c. Contributes to a mix of uses in the area that are compatible with each other and work together to support the stated vision.
- (2) Is consistent with the intent of the standards applicable to the sub-district and district in which it is located.
- (3) Is physically and functionally integrated with the built environment in which it is located; and
- (4) The potential impacts of the proposed deviation on surrounding properties and the extent to which any adverse impacts from such deviation can be mitigated.
- (e) A development of lots and parcels within the gateway overlay district or multi-use development (MUD) future land use designated properties within the character area may obtain densities and intensity bonuses up to a maximum density of 30 dwelling units per acre for residential and maximum of 2.0 FAR for commercial and office uses provided that the developer/owner submits an application for and obtains a rezoning to a character area planned unit development designation, complies with the requirements of this article and proves that the proposed development is in substantial compliance with the principles and guidelines set forth in the design plan. The implementation of this subsection is

contingent upon and subject to the city commission's adoption of comprehensive plan policies providing for such density bonuses.

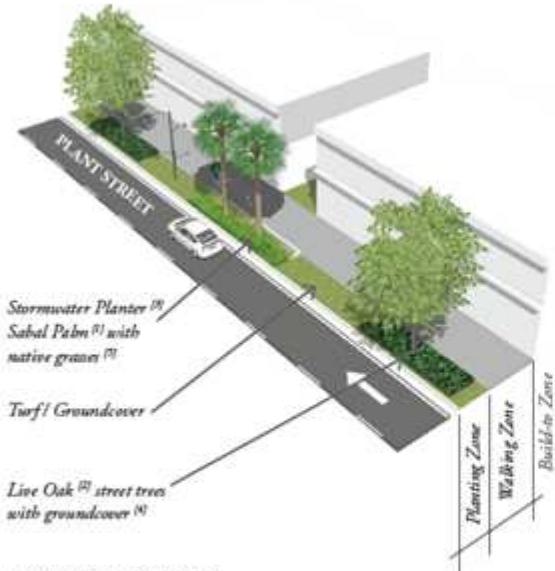
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

### **Sec. 118-1653. Plant street streetscape.**

Throughout the character area, development fronting Plant Street is required to provide at the developer's/owner's expense streetscape treatments of landscape and hardscape consistent with the following plan.

#### **Required Treatment**

Typical Plant Street Streetscape: Standard Treatment



#### **REQUIRED DIMENSIONS:**

##### Planting Zone:

7' minimum width

##### Walking Zone:

6' minimum North side

12' minimum South side

Planter Length: 20'

Planter Spacing: 50' center to center

*NOTE: All overhead utilities to be placed underground prior to site development.*

#### **Optional Treatment**

Typical Plant Street Streetscape: On-Street Parking Treatment



#### **REQUIRED DIMENSIONS:**

##### Parking Zone:

8' minimum width

##### Planting Zone:

Planter Spacing: 50' center to center

##### Walking Zone:

6' minimum North side

12' minimum South side

*NOTE: All overhead utilities to be placed underground prior to site development.*

It is not the intent of this section to mandate the dedication or conveyance of additional public right-of-way along Plant Street from development in order to accomplish the required treatment or optional treatment. The planting zones and walking zones improvements described in this section may be made upon a mixture of public right-of-way and private land subject to non-exclusive public

pedestrian and/or landscaping easements. Any on-street parking provided under the optional treatment will need to be located within existing or proposed public right-of-way. The development review committee may grant waivers to the required dimensions set forth herein for development within the east plant overlay district in the event there is inadequate public right-of-way or building setback area upon the property proposed to be developed available to accommodate the required treatment or optional treatment. This section does not apply to properties that were previously developed prior to the adoption of this article unless and until such properties seek to redevelop. (Ord. No. 17-06, § 2(Exh. A), 6-22-17; Ord. No. 19-39, § 2, 7-25-19)

### **Secs. 118-1654—118-1657. Reserved.**

#### DIVISION 2. EAST PLANT OVERLAY DISTRICT

##### **Sec. 118-1658. East plant overlay district.**

In addition to the provisions of division 1 of this article, the provisions of this division shall govern the development of lands within the east plant overlay district.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

##### **Sec. 118-1659. Building setbacks.**

The following building setbacks shall apply within the east plant overlay district:

<b>Building Setbacks</b>		
<i>Setback</i>	<i>Min</i>	<i>Max</i>
A-Front Tard (ft)	0	10
B-Street Side Yard (ft)	5	15
C-Side Yard (ft)	0	na
D-Rear Yard (ft)	20	na
E-Alley Rear Yard (ft)	3	na
F-Frontage (%)	80	100

See 4.1.1: Setback Location Diagram in the Design Plan.  
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

##### **Sec. 118-1660. Building types.**

The following building types are required and permitted within the east plant overlay district:

<i>Building Type</i>	<i>Permitted</i>	<i>Max Stories</i>
House	Y	2
Duplex/Quadplex	Y	2
Townhouse	Y	3

<i>Building Type</i>	<i>Permitted</i>	<i>Max Stories</i>
Tuck-Under	Y	3
Townhouse		
Apartment Building	Y	3
Commercial Building	Y	3
Industrial Building	N	na
Civic/Institutional Building	Y	3

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

##### **Sec. 118-1661. Façade types.**

The following façade types are required and permitted within the east plant overlay district:

<i>Façade Type</i>	<i>Permitted</i>
Storefront	Y
Stoop	Y
Porch	Y
Civic/Institutional	Y
Industrial	N

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

##### **Sec. 118-1662. Parking.**

The requirements for on-site vehicular parking spaces within the east plant overlay district are as follows:

<b>Parking</b>	<b>Required Spaces</b>
Land Use Type	
Residential	1.5 sp/unit
Live/Work	2.5 sp/unit
Commercial	3.0 sp/1,000 sf
Manufacturing	N/A
Civic/Institutional	By study

The parking location on site shall be as follows:

Zone I	Not Permitted
Zone II	Permitted, subject to screening requirements
Zone III	Permitted
Zone IV	Permitted, subject to screening requirements

See 4.1.6: Parking Location Diagram in the Design Plan.  
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

Building Type	Permitted	Max Stories
Tuck-Under Townhouse	Y	3
Apartment Building	Y	5
Commercial Building	Y	5
Industrial Building	N	na
Civic/Institutional Building	Y	5

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

### DIVISION 3. RESERVED

#### Secs. 118-1663—118-1667. Reserved.

### DIVISION 4. GATEWAY OVERLAY DISTRICT

#### Sec. 118-1668. Gateway overlay district.

In addition to the provisions of division 1 of this article, the provisions of this division shall govern the development of lands within the gateway overlay district.

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

#### Sec. 118-1669. Building setbacks.

The following building setbacks shall apply within the gateway overlay district:

Setback	Min	Max
A-Front Tard (ft)	0	10
B-Street Side Yard (ft)	0	10
C-Side Yard (ft)	0	na
D-Rear Yard (ft)	20	na
E-Alley Rear Yard (ft)	3	na
F-Frontage (%)	60	100

See 4.1.1: Setback Location Diagram in the Design Plan.  
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

#### Sec. 118-1670. Building types.

The following building types are required and permitted within the gateway overlay district:

Building Type	Permitted	Max Stories
House	N	na
Duplex/Quadplex	N	na
Townhouse	Y	3

#### Sec. 118-1671. Façade types.

The following facades types are required and permitted within the gateway overlay district:

Façade Type	Permitted
Storefront	Y
Stoop	Y
Porch	Y
Civic/Institutional	Y
Industrial	N

(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

#### Sec. 118-1672. Parking.

The requirements for on-site vehicular parking spaces within the gateway overlay district are as follows:

Parking	
Land Use Type	Required Spaces
Residential	1.5 sp/unit
Live/Work	2.5 sp/unit
Commercial	3.0 sp/1,000 sf
Manufacturing	N/A
Civic/Institutional	By study

The parking location on site shall be as follows:

Zone I	Not Permitted
Zone II	Permitted, subject to screening requirements
Zone III	Permitted
Zone IV	Not Permitted

See 4.1.6: Parking Location Diagram in the Design Plan.  
(Ord. No. 17-06, § 2(Exh. A), 6-22-17)

## ZONING

## APPENDIX

### **Commercial Corridor Plant Material List.**

All required landscape materials shall be selected from the Commercial Corridor Plant Materials List. These common plant materials shall be used along streets, buildings, buffers, and parking lots.

All new plant material to be used for material required in division 3 landscape design standards shall be container grown and shall equal the standards for Florida No. 1 as set forth in "Grades and Standards for Nursery Plants", Part I, 1963 and Part II State of Florida Department of Agriculture, and any amendments thereto. Plant material should be evaluated by texture, color, ultimate growth, Xeriscape properties and ease of maintenance.

Decorative plant materials, not included on the list, may be used only with written city approval. All landscape materials shall be allowed to grow in a natural condition and not be pruned back to avoid growth.

Canopy trees may be substituted for understory trees at a rate of three understory trees equal to one canopy tree. Palms may be used as an alternate for canopy tree requirements at a rate of three palms to one canopy tree except along buffers adjacent to residential uses. Understory tree substitution shall not be employed to eliminate 50 percent or more of required canopy trees.

### **Recreational Vehicles (RV's), Automobile/Truck and Boating Sales.**

In the special case of front & side buffers for automobile/truck sale, recreational vehicle sale or boat sale property uses, all canopy trees shall be allowed to be substituted in favor of understory or palm trees in order to protect on site merchandise from leaf/bird droppings. For these uses only, two understory trees or palms may be substituted for one required canopy tree if the understory trees are at least 65-gallon industry standard or palms are at least 12 foot clear trunk height. Understory trees shall not be substituted for canopy trees adjacent to rear buffers or residential uses.

1. *Canopy shade trees.* Canopy trees shall be, at minimum: Two-inch to two and one-half-inch caliper, eleven to twelve foot height, five foot clear trunk, five-foot spread, container grown. (30-gallon tree container industry standards)

<i>Acer rubrum</i>	Red Maple*
<i>Liquidambar styraciflua</i>	Sweetgum*
<i>Pinus elliottii</i>	Slash Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus virginiana</i>	Live Oak
<i>Magnolia grandiflora</i>	Magnolia

\*These trees best placed in naturally wet areas such as swales and along retention basins

2. *Understory / ornamental trees.* Understory/ornamental trees shall be, at minimum: One and one-half-inch to two-inch caliper, five- to seven-foot height overall, three-foot spread, container grown. (15-gallon tree container industry standards.)

<i>Eriobotrya japonica</i>	Loquat
<i>Gordonia lasianthus</i>	Loblolly Bay*
<i>Ilex cassine</i>	Dahoon Holly*
<i>Ilex opaca (or x attenuata)</i>	American Holly and cultivars
<i>Taxodium distichum</i>	Bald Cypress*
<i>Ulmus alata</i>	Winged Elm
<i>Ulmus parvifolia 'Drake'</i>	Drake Elm

Multi-trunk trees shall have three to four one-inch trunks, minimum.

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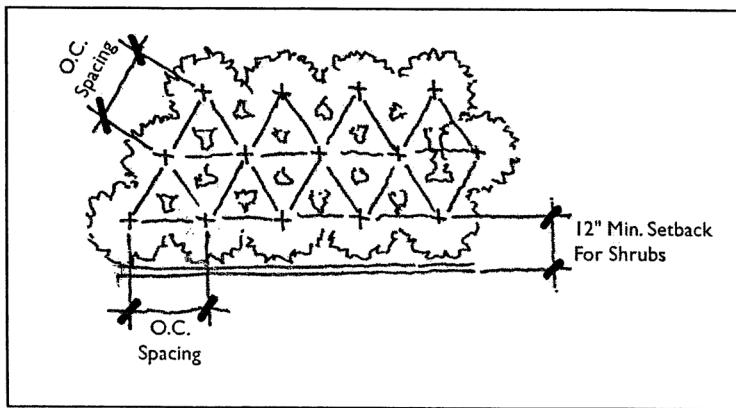
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Ligustrum japonicum</i>	Tree Ligustrum
<i>Myrica cerifera</i>	Wax Myrtle

\*These trees best placed in naturally wet areas such as swales and along retention basins

3. *Understory/ornamental trees (palms)*. Understory/ornamental palm trees shall be, at minimum: height varies, minimum eight feet clear trunk.

<i>Sabal palmetto</i>	Cabbage Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Washington Palm

4. *Hedges, shrubs and groundcovers*. All hedge, shrub and groundcover landscaped areas shall be planted to achieve 100 coverage of the planting area within one year of installation. All continuous shrub hedges shall be installed at minimum 24" overall height and maintained at a height of 36"—42" and 90 percent opacity within one year of planting.



**Triangular Spacing Detail**

All hedges/shrubs shall be, at minimum: three gallon, container grown, planted 36" on center maximum spacing. Plant count at 36" triangular spacing equals planting area x .129.

<i>Galphimia gracilis</i>	Thryallis
<i>Ilex cornuta 'Burfordi'</i>	Burford Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ixora</i>	Ixora
<i>Ligustrum japonica</i>	Glossy Privet
<i>Nerium oleander 'petite salmon'</i>	Dwarf Oleander
<i>Pittosporum tobira</i>	Pittosporum
<i>Pittosporum tobira 'Variegata'</i>	Variegated Pittosporum
<i>Raphiolepis 'majestic beauty'</i>	Large Indian Hawthorn
<i>Rhododendron</i>	Azalea
<i>Serenoa repens</i>	Saw Palmetto
<i>Viburnum odoratissimum</i>	Sweet Viburnum

All groundcover plants shall be, at minimum: one gallon, container grown, planted 24" on center maximum spacing. Plant count at 24" triangular spacing equals planting area x .290.

<i>Annuals</i>	<i>Annuals (4" pots, planted 6"-12" on center)</i>
<i>Aspidistra elatior</i>	Cast Iron Plant
<i>Cleyera japonica</i>	Cleyera
<i>Cuphea hyssopifolia 'Allyson'</i>	Heather
<i>Dietes vegeta</i>	African Iris
<i>Evolvulus glomeratus</i>	Blue Daze

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<i>Annuals</i>	<i>Annuals (4" pots, planted 6"-12" on center)</i>
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy
<i>Hemerocallis</i>	Daylily
<i>Ilex vomitoria 'nana'</i>	Dwarf Yaupon Holly
<i>Juniperus conferta 'compacta'</i>	Shore Juniper
<i>Juniperus squamata 'parsoni'</i>	Parson's Juniper
<i>Lantana montevidensis</i>	Purple Lantana
<i>Lantana camara 'Gold Mound'</i>	Yellow Lantana
<i>Lirope muscari 'Variegated Giant'</i>	Aztec Grass
<i>Lirope muscari 'Evergreen Giant'</i>	Evergreen Giant Liriope
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Plumbago auriculata</i>	Leadwort
<i>Raphiolepis 'alba'</i>	Dwarf Indian Hawthorn
<i>Rhododendron</i>	Azalea
<i>Rhoeo discolor</i>	Oyster Plant
<i>Spartina bakeri</i>	Cordgrass
<i>Trachelospermum asiaticum</i>	Dwarf Asian Jasmine
<i>Trachelospermum jasminoides</i>	Confederate Jasmine
<i>Tulbaghia violacea</i>	Society Garlic
<i>Zamia pumila</i>	Coontie

Accents: Limited use, may count toward total landscape area requirement.

<i>Cycas revoluta</i>	Sago Palm
<i>Crinum asiaticum</i>	Crinum Lily
<i>Hibicus</i>	Hibiscus
<i>Philodendron selloum</i>	Philodendron
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Rhapis excelsa</i>	Lady Palm
<i>Strelitzia nicolai</i>	White Bird of Paradise
<i>Strelitzia regina</i>	Bird of Paradise

5. *Lawns.*

- a. All landscape areas not planted with shrubs and groundcovers, mulched, or left in a natural vegetative state shall be sodded with St. Augustine "Floratam" solid sod.
- b. The sod shall be in good condition, free of weeds, two inches in thickness and planted within 24 hours of arrival to the site. The planting method shall avoid continuous running sod joints. All areas where a solid joint is not achieved shall be filled with topsoil or sprigs of grass sod.

6. *Approved aquatic plant material list.* Upper littoral zone (six inches above or below the normal water level).

<i>Taxodium disticum</i>	Bald Cypress (large native tree)
<i>Iris hexagona</i>	Blue Flag Iris (native perennial)
<i>Scirpus californicus</i>	Giant Bulrush
<i>Canna flaccida</i>	Golden Canna (native plant)
<i>Spartina Bakeri</i>	Cordgrass

Middle littoral zone (from one inch to three inches below normal water level).

<i>Sagittaria lancifolia</i>	Arrowhead (native plant)
<i>Taxodium ascendens</i>	Pond Cypress (large native tree)
<i>Pontederia cordata</i>	Pickerel Weed (native perennial plant)

Lower littoral zone (from three inches to five inches below normal water level)

<i>Nymphaea odorata</i>	Fragrant White Water Lily
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Other aquatic plants may be used from the List of Aquatic Plants Found in Florida, as prepared by the Florida Department of Natural Resources, Bureau of Aquatic Plant Management.  
(Ord. No. 03-30, § 2B(App.), 9-17-03)