ORDINANCE NO. 96-36

AN ORDINANCE AMENDING CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE BY CREATING UNDER ARTICLE VIII THEREOF ("P-D PLANNED DEVELOPMENT DISTRICT") A DIVISION 6A, TO BE ENTITLED "FOUR CORNERS COMMUNITY VILLAGE CENTER GUIDELINES AND STANDARDS," WHICH DIVISION SHALL BE APPLICABLE ONLY TO THE FOUR CORNERS AREA LOCATED IN WEST ORANGE COUNTY AT THE INTERSECTION OF CONROY-WINDERMERE ROAD AND APOPKA-VINELAND ROAD; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Creation of Division 6A. A Division 6A, to be entitled "Four Corners Community Village Center Guidelines and Standards," is hereby created under Article VIII, Chapter 38, Orange County Code, to read as follows:

DIVISION 6A

FOUR CORNERS COMMUNITY VILLAGE CENTER GUIDELINES AND STANDARDS

Sec. 38-1370. Intent and purpose.

The intent and purpose of these guidelines are as follows:

A. To implement the "Four Corners Community Village Center" special area study, consistent with Future Land Use Element Policy 3.1.42 of the Comprehensive Policy Plan.

B. To supplement and complement the CVC guidelines and standards set forth in Division 6, Article VIII, Chapter 38, Orange County Code.
C. To ensure that the Four Corners CVC, which was located within the Windermere Rural Settlement with a residential density of only one unit per acre prior to the adoption of the Community Village Center objectives and policies, is developed with non-residential and residential uses in a responsible and careful manner.

D. To preserve the major visual amenity in the area of the Four Corners CVC, Lake Down.

E. To protect the environmental integrity of Lake Down, an Outstanding Florida Water.

F. To create a pedestrian-friendly, mixed-use, village center.

G. To ensure that each development in the village center reflects an architectural character that is harmonious with development in the Four Corners CVC area.

H. To create a village with a pedestrian scale and sense of place.

I. To create a pedestrian-friendly village center through the use of sidewalks, shade trees, mini-parks, and careful design of vehicular parking areas.

J. To design streetscapes that are pedestrian in scale, safe, secure, and offer protection from climatic elements.

K. To develop an effective, design-criteria framework to guide, develop, and control signage lighting and architectural character.

L. To provide open space as a social gathering place for residents, visitors, and workers.

M. To create a distinct streetscape with a defined edge along the major roads.

N. To maintain a pedestrian scale in terms of building height.
Sec. 38-1371. Establishment of “Four Corners CVC”; Applicability.

A. There is established hereby, pursuant to Division 6 of Article VIII of Chapter 38, a Community Village Center to be known as the “Four Corners Community Village Center” (or “Four Corners CVC”).

B. These guidelines and standards shall apply only to the Four Corners Community Village Center. Generally speaking, the Four Corners CVC encompasses the four quadrants situated at the intersection of Apopka-Vineland Road and Conroy-Windermere Road in west Orange County. The Four Corners CVC is comprised of the following property:

Begin at intersection of Conroy-Windermere Road (County Road #439) and Apopka-Vineland Road, run south a distance of about 1,322 feet, west about 2,640 feet, north about 1,320 feet, east along the centerline of Conroy-Windermere Road about 1,645 feet, north along the eastern line of the Windermere Reserve Subdivision about 1,288 feet to the northeast corner of Lot 5 of the Windermere Reserve Subdivision, west about 334 feet, north about 1,313 feet, east along the half section line about 1,322 feet to the centerline of Apopka-Vineland Road and south about 2,624 feet to the point of beginning. (All land described in this paragraph is located in Sections 9 and 16 of Township 23, Range 28.)

AND

Begin at intersection of Conroy-Windermere Road (County Road #439) and Apopka-Vineland Road, run north a distance of about 2,640 feet, east about 1,320 feet, south about 3,922 feet, west about 1,340 feet, and north about 1,332 feet to the point of beginning. (All land described in this paragraph is located in Sections 10 and 15, Township 23, Range 28.)

C. These Four Corners guidelines and standards shall supplement and complement all applicable laws, ordinances, rules and regulations, including the guidelines and standards for a
Community Village Center set forth in Division 6, Article VIII, Chapter 38. However, to the extent these Four Corners CVC guidelines and standards may conflict with or may not be consistent with any other applicable laws, ordinances, rules or regulations, including the CVC guidelines and standards in Division 6, these guidelines and standards shall govern and control.

Sec. 38-1372. Acreage, maximum square footage, and use allocations for non-residential development.

A. The respective acreage, maximum square footage (gross leasable area), and use allocations for non-residential development occurring within the four (4) quadrants comprising the Four Corners CVC shall be as shown in the following chart:

<table>
<thead>
<tr>
<th>QUADRANTS AND PARCEL ID NUMBERS</th>
<th>ACRES</th>
<th>SQ.FT.</th>
<th>USES</th>
<th>SECOND- STORY OFFICE (SQ. FT.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Quadrant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10-23-28-0000-00-013</td>
<td>13.3</td>
<td>104,549</td>
<td>Commercial</td>
<td>20,910</td>
</tr>
</tbody>
</table>

| Southeast Quadrant              |       |       |      |                               |
| 15-23-28-0000-00-020            | 0.8   | 4,879 | Office | See subsection B2          |
| 15-23-28-0000-00-059            | 2.8   | 17,076 | Office |                               |
| 15-23-26-0000-00-004            |       |       | See subsection D             |
| 15-23-26-0000-00-025            |       |       | See subsection D             |

<p>| Southwest Quadrant              |       |       |      |                               |
| 16-23-28-0000-00-009            | 1.9   | 17,221 | Commercial | 6,888           |
| 16-23-28-0000-00-001            |       |       | See subsection C             |
| 16-23-28-0000-00-002            | 18.2  | 168,230 | Commercial | 67,292, but see subsection B2(a) |
| 16-23-28-0000-00-011            |       |       | See subsection C             |
| 16-23-28-0000-00-014            |       |       | See subsection C             |</p>
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Area</th>
<th>Floor Space</th>
<th>Use</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-23-28-0000-00-004</td>
<td>3.3</td>
<td>-</td>
<td>Post Office</td>
<td></td>
</tr>
<tr>
<td><strong>Northwest Quadrant</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-001</td>
<td>2.5</td>
<td>10,000</td>
<td>Commercial</td>
<td>4,000, but see subsection B2(b)</td>
</tr>
<tr>
<td>09-23-0000-00-052</td>
<td>4.7</td>
<td>N/A</td>
<td>Retention</td>
<td></td>
</tr>
</tbody>
</table>

*The parcel ID numbers in the chart correlate with the parcel ID numbers shown on the map attached hereto as Appendix “A,” which map is hereby adopted and incorporated herein by reference.

#The word “commercial” in the chart means retail commercial use and office use.

B. 1. New commercial development within the four quadrants shall not exceed a total of 300,000 square feet. However, subject to subsection B2 below, second story office development shall be permitted only within a parcel designated for commercial use under the chart, provided the square footage of such office development within the parcel does not exceed forty percent (40%) of the commercial square footage allocated under the chart for that parcel and provided such office development does not serve and is unrelated to the retail commercial uses at the parcel.

2. (a) Up to 9,046 of the square footage allocated for second story office at parcel ID number 16-23-28-0000-00-002 in the southwest quadrant may be transferred to the southeast quadrant and, if transferred, shall be used there only as second story office.

  (b) To further the intent and purpose of the guidelines for the Four Corners CVC, the square footage allocated for second story office at the northwest quadrant shall be transferred to the southeast quadrant and, shall be used there only as second story office.
C. 1. The following parcels in the southwest quadrant have been developed as of October 29, 1996:

16-23-28-0000-00-011  
16-23-28-0000-00-014

If any of these parcels is redeveloped, it shall be redeveloped only for office uses at the greater of 0.14 Floor Area Ratio (FAR) or the intensity existing on October 29, 1996 based on trip generation, and to appear and function only as a single, unified and integrated development with the other non-residential development in the southwest quadrant. Such redevelopment shall be submitted as a Planned Development in accordance with these guidelines and standards. For purposes of this ordinance, FAR shall be calculated based upon gross acreage of the affected parcel.

2. The following parcel in the southwest quadrant has been developed as of October 29, 1996:

16-23-28-0000-00-001

If this parcel is redeveloped, it shall be redeveloped only as a single, unified and integrated development with the other non-residential development in the southwest quadrant.

D. The following parcels in the southeast quadrant have been developed as religious institutions as of October 29, 1996:

15-23-26-0000-00-004  
15-23-26-0000-00-025

If any of these parcels is redeveloped, it shall be redeveloped only for office use at an FAR not to exceed 0.14, and to appear and function only as a single, unified and integrated development with the other office uses in the southeast quadrant. Such redevelopment shall be submitted as a Planned Development in accordance with these guidelines and standards.

E. 1. To further the intent and purpose of the guidelines for the Four Corners CVC, the square footage and acreage allocated for commercial use at the northwest quadrant under the "Stipulated Settlement Agreement” approved by the Board of County Commissioners on December 27, 1994 (65,253 square feet and 10.7
acres) has been reduced as shown by the figures on the chart. The amount it has been reduced by has been transferred to the southwest quadrant.

2. If the retention area in the northwest quadrant is relocated, some of the residential use allocated to the northwest quadrant may be located on the former retention area.

F. Those parcels designated for commercial use shall be limited to the permitted uses allowed in the Retail Commercial (C-1) District, as established in Chapter 38, Orange County Code, excluding pawn shops, bottle clubs and private lounges, cocktail lounges that are not primarily a restaurant, laundromats, biomedical "biohazardous" waste incinerator facilities, animal crematoriums, human crematories, skating rinks, bowling alleys, video arcades, movie theaters, gas stations, restaurants with drive-throughs, car washes and free-standing package sales of alcoholic beverages.

G. Those parcels designated for office use shall be limited to those uses allowed in the Professional (P-O) Office District, as established in Chapter 38, Orange County Code.

H. Residential uses may occur vertically above non-residential uses, but any such residential uses shall be counted against the second-story office allocations permitted under Section 38-1372 and against the density allocations permitted under Section 38-1373.

I. Non-residential development shall be separated from residential areas located outside the Four Corners CVC by a tier of residential development. The tier shall be developed in a manner consistent with the CVC guidelines and standards set forth in Division 6, including Section 38-1357D, and the Four Corners CVC guidelines and standards.

J. 1. Maximum building height on the northeast, southeast and southwest quadrants shall be thirty-five (35) feet and two (2) stories, except, subject to approval by the Board, clock towers, cupolas, atriums, domes and similar architectural features may exceed such height, but in no event may exceed fifty (50) feet in height or include any habitable or leasable square footage.

2. Maximum building height on the northwest
quadrant shall be twenty (20) feet and one (1) story.

**Sec. 38-1373. Density allocations for residential development.**

A. The respective density allocations for residential development occurring within the four (4) quadrants comprising the Four Corners CVC shall be as shown in the following chart:

<table>
<thead>
<tr>
<th>QUADRANTS AND PARCEL ID NUMBERS*</th>
<th>DWELLING UNITS/ACRE~</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Quadrant 10-23-28-0000-00-012</td>
<td>2.5 du/a</td>
</tr>
<tr>
<td>Quadrant 10-23-28-0000-00-013</td>
<td></td>
</tr>
<tr>
<td>Southeast Quadrant 15-23-28-0000-00-015</td>
<td>3 du/a</td>
</tr>
<tr>
<td>15-23-28-0000-00-004</td>
<td></td>
</tr>
<tr>
<td>15-23-28-0000-00-025</td>
<td></td>
</tr>
<tr>
<td>15-23-28-0000-00-026</td>
<td></td>
</tr>
<tr>
<td>15-23-28-0000-00-027</td>
<td></td>
</tr>
<tr>
<td>Southwest Quadrant 16-23-28-0000-00-002</td>
<td>2.5 du/a</td>
</tr>
<tr>
<td>16-23-28-0000-00-003</td>
<td>1.5 du/a</td>
</tr>
<tr>
<td>Northwest Quadrant 09-23-28-0000-00-001</td>
<td>2 du/a with minimum one acre abutting Lake Down.</td>
</tr>
<tr>
<td>09-23-28-0000-00-004</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-008</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-010</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-011</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-021</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-026</td>
<td></td>
</tr>
<tr>
<td>09-23-28-0000-00-034</td>
<td></td>
</tr>
</tbody>
</table>
*The parcel ID numbers in the chart correlate with the parcel ID numbers shown on the map attached hereto as Appendix “A.”

The total acreage allotted for residential development per parcel shall equal the total acreage of the parcel less the acreage allotted for non-residential at that parcel (if any) pursuant to Section 38-1372.

B. Clustering may be permitted in each of the Four Corners Residential Planned Developments, provided the density may not exceed three (3) dwelling units per acre within any quadrant.

C. Maximum building height shall be thirty-five (35) feet and two (2) stories.

Sec. 38-1374 Four Corners Charrette Executive Summary Report.

The following General Recommendations contained in the Four Corners Charrette Executive Summary Report dated June 10, 1994 (“Executive Summary Report”), as modified herein, are hereby adopted and shall be implemented:

A. Pedestrian Access and Use.

1. Create a pedestrian walk on each side of the major roads within the CVC (Apopka-Vineland Road and Conroy-Windermere Road).

   • Create crosswalks at the future loop road intersections which occur away from the actual intersection of the major roads.
   • Use landscape design to minimize the intimidating effects for foot travelers along the major roads.
   • Make the roadside safe, pleasant spaces for pedestrians.

2. Treat the major roads with special paving, landscaping and/or other traffic calming devised which blend with the overall aesthetics of the CVC.
3. Use design, materials and graphics to define pedestrian areas for oncoming vehicles.

B. Vehicular Access and Use.

Design and construct internal streets within the four quadrants which are organized for safety and convenient access between developments for both pedestrians and vehicles.

- To the greatest extent practicable, an entry from a major road to an internal street shall be aligned with the entry to an internal street on the opposite side of the major road.
- Maintain the continuity of landscape design and pedestrian friendly treatment at all vehicular ingress/egress points.

C. Roadway Landscape Features and Style.

1. Landscape the major roads fronting the development properties. Use a clearly unified, structured landscape statement which provides a strong sense of arrival at and departure from the CVC.

- Use regularly spaced canopy trees to define and emphasize enclosure of the major roads.
- Design the roadway landscape so as to maintain ample sighting opportunities through the streetscaping to the non-residential development.
- Use smaller scale undercanopy along with flowering shrubs and groundcovers to relate to pedestrians and to provide color and distinction of place.
- Carry over the palette of landscape design to the non-residential development entrances for design continuity.
• Use street furniture and hardscape features which harmonize with the design concepts of the CVC.

2. Create an identification statement with landscape and architectural features at the intersection of the major roads.

• Use landscape materials and architectural statements which provide a strong visual message but have a relatively low, maintenance requirement.

3. Install adjacent to the rights-of-way along the major roads either a continuous landscape buffer twenty (20) feet in width or a hardscape supplemented with landscape as may be approved by the County.

4. Place utilities underground along the major roads pursuant to Section 38-1352.

5. Install mast arm standards for traffic signals at the intersection of the major roads.

6. Use low profile signage for development and tenant identification along the major roads.

• Maintain the importance of the visual message of the landscape treatment by subordinating other messages.

D. Site Design Standards.

1. Provide tree canopies for parking lots within the non-residential developments.
• Maintain a plant palette for large plant materials within the developments similar to the roadway palette.

• Use special landscape design as accents and to define special places.

2. Design and locate retention/detention facilities to be visual amenities.

3. Encourage view corridors to Lake Down.

4. Create identifiable environments within the developments through the careful design and use of materials for paving, street furniture, graphics, etc.

• Set common standards for landscape, street and parking treatments graphics, signage, etc.

5. Require landscape setbacks between public facades of buildings and parking and traffic areas.

6. Buffer service areas from views from adjacent residential areas and other public areas with landscape and other appropriate screening.

• Design for noise and light pollution screening.
• To the greatest extent practicable, clearly separate service traffic facilities from public traffic facilities.

F. Architectural Features and Style.

1. Create a special environment within the developments through the careful design and use of materials for walls, walkways, roofs, trim, building ornament, graphics, etc.

• Provide for controlled materials selection rather than dictating style.
• Carefully control design through
clear architectural and landscape architectural standards documents and monitoring and review activities.

2. Provide continuous covered colonnaded walkways and/or awnings or canopies for visual linkage, unity of design and scale definition in building groups.

- Minimum width of walkways should be ten (10) feet.
- Heights of walkway covers shall be appropriate to the scale of the adjacent building and provide for actual climatic protection to users.

3. Use sloped roofs to provide design unity and a pleasant, more sympathetic, architectural aesthetic for all publicly visible building parts.

- Design publicly visible roof surfaces with slopes of not less than three (3) in twelve (12) or with facades or parapets that create the foregoing effect. Flat roofs shall be prohibited except in service/loading areas.

Sec. 38-1375. Four Corners Streetscape Master Plan.

The Four Corners Streetscape Master Plan prepared by Ivey, Harris & Walls dated received January 12, 1996, ("Streetscape Master Plan"), a copy of which is attached hereto as Appendix "B," is hereby adopted and incorporated herein by reference and shall be implemented.

Sec. 38-1376. Stormwater management.

Every stormwater management system shall detain the post-development runoff rate equal to or less than the pre-development runoff rate for a one hundred (100) year storm frequency, seventy-two (72) hour duration storm, shall recover the same over a fourteen (14) day period, and shall retain one hundred (100) percent of pollution abatement volume as defined by the applicable
"Outstanding Florida Waters" criteria.


A. 1. The costs of implementing and maintaining the Roadway Landscape Features of the Executive Summary Report and the Streetscape Master Plan (unified street lighting, unified landscaping, mast arm signals, specialty paving, walls, monuments and other architectural features within the rights-of-way of major roads and as referenced in the Streetscape Master Plan) shall be borne solely and shared proportionately by the owners of the commercial properties within the CVC equal to the square footage allocated per parcel for commercial use under the chart in Section 38-1372. All of those properties shall be deemed specially benefitted by those features.

2. The costs of installing overhead transmission lines underground shall also be borne solely and shared proportionately by the owners of the commercial properties within the CVC equal to the square footage allocated per parcel for commercial use under the chart in Section 38-1372. All of those properties shall be deemed specially benefitted by those features.

3. The costs incurred under subsections A1 and A2 above shall not exceed $730,000 in 1996 dollars.

4. The improvements identified in subsections A1 and A2 above shall be installed in the following prioritized order:

   a. overhead transmission lines;
   b. mast arm signals; and
   c. streetscape.

B. Those costs shall be assessed, allocated and may be collected pursuant to a Municipal Service Taxing Unit (MSTU) or MSTUs, Municipal Service Benefit Unit (MSBU) or MSBUs, or other special assessment district or districts to be established at a public hearing generally applicable to the Four Corners CVC.
C. Costs or assessments paid by any owner of non-residential property in the Four Corners CVC prior to the establishments of an MSTU, MSBU or other special assessment district shall be appropriately credited and/or reimbursed upon implementation of the MSBU, MSTU and/or other special assessment district.

Sec. 38-1378. Developer’s agreement.

Any developer may proposed to enter into a developer’s agreement with the County designed to set forth terms and conditions appropriate to meet the circumstances of the specific proposed development. Such an agreement shall be reviewed by the DRC and then presented to the Board of County Commissioners for consideration concurrent with or, at the option of the developer, after approval of the land use plan. The developer’s agreement shall be consistent with the CVC guidelines and standards set forth in Division 6 and the Four Corners CVC guidelines and standards.

Sec. 38-1379. Vested rights.

All property within the Four Corners CVC is vested to develop pursuant to the zoning existing as of October 29, 1996.

Sec. 38-1380 - 38-1399. Reserved.

Section 2. Effective date. This ordinance shall become effective on November 20, 1996.

jdp:ordres/devgdlin.wpd
(rev. 11/12/96)
APPENDIX B

STREETSCAPE MASTER PLAN
AT
THE FOUR CORNERS
COMMUNITY VILLAGE CENTER
ORANGE COUNTY, FLORIDA

Prepared for
Orange County, Florida

Prepared by:

Ivey, Harris & Walls, Inc.
631 S. Orlando Avenue, Suite 200
Winter Park, Florida 32789
(407) 629-7888

January 1996
Revised April 19, 1996
DESIGN CRITERIA FOR
FOUR CORNERS STREETSCAPE
GENERAL STREETSCAPE ELEMENTS

1. **DEFINITION.** The general streetscape elements are defined as public-space landscape and hardscape amenities that are common to the street environment and installed within the right-of-way of Apopka-Vineland and Conroy Roads, but are not directly or physically connected to the future commercial developments. These elements shall share common design themes (color, texture, materials, etc.) to the commercial elements in order to create a cohesive, unified design vocabulary.

2. **PEDESTRIAN THEME.** The streetscape shall be planned to accommodate pedestrians in a safe and pleasant way. Buffering the pedestrian-accessible spaces from the roadways by landscape, architectural elements, or a combination is required. Additional elements are described below:

2.01 **SIDEWALKS.** Any new public sidewalks adjacent to the road R.O.W.'s shall be no less than 10 feet in width. Access for the disabled will be accommodated as required by State and Federal law. Sidewalk finishes can include colored concrete, patterned or imprinted concrete, and will meet or exceed slip coefficient requirements. The sidewalks should be designed to compliment and blend with the other architectural elements included here and in “Commercial Streetscape Elements”, below. Repeating and blending specific materials (stone, masonry, tile, etc.) in the sidewalks and architectural elements is desirable. (Figure 1)

![Figure 1. Sidewalk and Entry Portal](image-url)
2.02 MONUMENTS. Architectural monuments should be incorporated to define pedestrian gateways, frame specific views, and provide vertical scale and strong visual identity to the Four Corners Streetscape. Materials should be used that reinforce the overall design vocabulary of the entire Four Corners Community Village Center and can be incorporated elsewhere in the streetscape and future commercial developments. (Figure 2)

Figure 2. Monument Examples
2.03 PEDESTRIAN LIGHTING. Pedestrian-scale lights shall be incorporated into the overall design. Such lighting will provide the minimum footcandle illumination for the safety of the pedestrian. Light sources, heads, and decorative poles will be selected to augment and coordinate with the overall pedestrian design theme and match or coordinate with Florida Power Corporation's 100 watt, HPS acorn fixtures on 20 foot smooth fiberglass poles. Custom designed pedestal bases that repeat the design theme and building materials are desirable. (Figure 3)

![Diagram of Light Pole with Custom Base]

**SCALE: 1/4" = 1'-0"**

*Figure 3. Light Pole with Custom Base*
3. **LANDSCAPING.** The entire width and length within the limits of this area shall be enhanced with landscaping that provides shade, visual beauty, buffering of unwanted views, and unity of design within the Four Corners Streetscape environment.

3.01 **TREES.** Canopy trees will be planted within the right-of-way to provide shade for the pedestrian, a framework for the streets and intersection, and visual unity for the area. Trees will be spaced to achieve one (1) tree for every 50 linear feet as a minimum. Location of the trees will adhere to all FDOT set-back and clear zone requirements and work to reinforce the pedestrian-oriented quality of the Four Corners Streetscape. (Figure 4)

3.02 **SHRUB PLANTINGS.** Shrub plantings will reinforce the design unity of the streetscape, and varieties will be selected to reinforce the architectural theme. Large shrub beds should be located to provide physical and visual separation between the pedestrian and vehicular environments. Species selected that are native to, or adapted to, the Central Florida's climate and soils and hardy to seasonal freezes are required. (Figure 4)
3.03 MEDIAN PLANTINGS. Road medians will be planted with shrubs and trees to provide visual unity of the landscape from one side of the road to the other. To that end, the median landscape shall be designed in conjunction with the landscape along the roadways, and reflect the design intent. Trees should be located and be of a species that adheres to all FDOT set-back and clear zone requirements. Shrub plantings shall be located and be of a species that also adhere to FDOT clear zone and visual clearance requirements. Drainage may be modified with the County's
3.04 **SPECIALTY PLANTING.** In order to create an environment of special interest and design integrity, the use of specialty material is encouraged. Such material can include hanging baskets (on light poles), vines on walls or on supplemental architectural elements (trellises and arbors), annual beds in medians and easements, and plantings integrated into architectural elements such as monuments, walls, etc.

3.05 **IRRIGATION.** All landscaped and sodded areas will be irrigated with a fully automatic irrigation system compatible with Orange County's requirements for backflow prevention equipment, and computer control. The system will incorporate xeriscape principles of zoning and efficient means of irrigating.
COMMERCIAL STREETSCAPE ELEMENTS

1. DEFINITION. The Commercial Streetscape Elements are required if adjacent to a parking lot and are defined as hardscape and landscape amenities occurring outside the R.O.W. and landscape easements. It is intended that they are designed and installed as the surrounding area is developed. These elements shall serve to tie the general streetscape design vocabulary to the surrounding area, uniting the public spaces to the private spaces in a cohesive, seamless manner.

2. PEDESTRIAN THEME. The Commercial Streetscape Pedestrian Elements shall serve as extensions of the general streetscape elements. Public sidewalks will be intersected by similar sidewalks providing access into the surrounding areas. It is the intent to create a pedestrian-friendly environment that allows easy and safe access from development to development and from site to site without the use of a vehicle. Specific elements are described below:

2.01 SIDEWALKS AND SPECIALTY PAVING. The pedestrian sidewalks extending into the developed sites should intersect the public sidewalks as seamlessly as possible. Where feasible, the simultaneous design of both sidewalks is desired. Specialty paving such as colored concrete, stamped concrete, various natural or man-made paving products achieving the required slip resistance can be used to help blend sidewalk transitions and create pedestrian nodes. (Figure 6)

2.02 BUFFER WALLS AND SCREEN WALLS. It is the intent of these guidelines to produce a pedestrian-friendly environment that separate the pedestrian from the vehicle visually and physically. Therefore, the Commercial Streetscape Elements could include low buffering walls to visually block the potential parking areas from the pedestrian spaces. (See Figure 6). Such walls could be continuous, or alternate with landscape berms to achieve a continuous screen. Where sidewalks into the surrounding developments must pass through these walls, an architectural portal should be developed to create an entry statement. (Figure 7)
Figure 6
PAVED COMMERCIAL PEDESTRIAN ACCESS

ACCENT TREE
-SHRUB HEDGE

4'-6' COLUMN

SECTION

SHRUB HEDGE

PARKING

COLUMN

BLVD. SIDEWALK

ACCENT TREE

PLAN
SCALE: 1/4"=1'-0"

Figure 7
2.03 **MONUMENTS.** Architectural monuments should be incorporated to define pedestrian gateways, frame specific views, and provide vertical scale and strong visual identity to the Four Corners Streetscape. Materials should be used that reinforce the overall design vocabulary of the entire Four Corners Complex and can be incorporated elsewhere in the streetscape and future commercial developments. (Figure 8)

![Diagram of a monument with labels: INTERMITTENT COLUMN and SHRUB HEDGE.]

*Figure 8. Monuments*

2.04 **SIGNAGE.** As the Four/Corners area develops, the design must include a comprehensive sign program that relates to and blends with the design vocabulary. Signage should not be a style or size that conflicts with or dominates the street or pedestrian environments.
3. **LANDSCAPING.** It is the intent of the landscape in the commercial streetscape area to extend the general streetscape landscaping and create a seamless transition between the two. The landscape, which includes berming, will also provide visual and physical separation of the pedestrian areas and any adjacent vehicular areas.

3.01 **TREES.** Canopy trees should be placed to complement the general streetscape tree planting. The trees' purpose is to provide shade, designate entry points and pedestrian nodes, and tie the adjacent developments to the streetscape visually by repeating a dominant species. (Figure 9)

3.02 **SHRUB MATERIALS.** Shrub selection should be of species adapted to, or native of, the Central Florida climate and soils and will not be destroyed by seasonal freezes. The shrubs should be of a species that provides seasonal color or exceptional texture, and complements the general streetscape plant palette. Using shrub material as a visual buffer between pedestrian and vehicular spaces should be mixed with low screen walls and berming. (See 2.02 and Figure 9).

3.03 **SPECIALTY PLANTINGS.** Additional plantings of annuals, flowering vines, or hanging baskets as described in General Streetscape Elements 3.04, above, is encouraged to add interest to pedestrian portals and architectural elements within the Commercial Streetscape Area.
3.04 IRRIGATION. Irrigation in the Commercial Streetscape Area shall be as described in General Streetscape Elements, 3.05.
CERTIFICATION

STATE OF FLORIDA

§

COUNTY OF ORANGE

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance 96-36 as adopted by the Board of County Commissioners at its regular meeting held November 12, 1996, which is on file in the office of the Comptroller Clerk of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the Board of County Commissioners, Orange County, Florida, this 13th day of November 1996.

Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By:  

Rosilyn M. Stapleton
Deputy Clerk