



# Avalon Park Blvd Corridor and Neighborhood /Community Commercial Design Standards

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## ***Overview***

The document which is the Avalon Park Boulevard Corridor and Neighborhood/Community Commercial Designs Standards is not an ordinance but a set of guidelines that is intended to be made a part of, or a condition to, the approval for all development, and specifically office and commercial uses, along the Avalon Park Boulevard corridor.

The intent is to create a unified landscaped "parkway" or "scenic corridor" that would pick up from the Avalon Park development and go north to US 50. It would include the parkway on each side of the roadway and the median strip. The "scenic corridor" would create a sense of place and be a design element that would contribute to the attractiveness, and therefore the economic vitality, of the area. It would apply to all properties along the length of the corridor, affecting each PD development - residential as well as commercial. It would be a condition of approval at the PSP/DP approval stage.

In addition to the boulevard concerns, the standards address office and commercial site development and building design guidelines. These guidelines are intended to create a high quality built and new urban type office or commercial environment at each site along the designated parkway corridor. Specific building guidelines address creating a single, unified and integrated development using new urbanism concepts and architectural plans and features that relate to pedestrian concerns and human scale.

## ***Guidelines***

1. Avalon Park Section of Boulevard: Continue to use TND / Avalon Park standards.
2. All other sections – extension northward to SR 50: Boulevard Corridor and Connecting Roads Design

The purpose of these Boulevard corridor design standards and guidelines is to create an urban view/parkway corridor that addresses a sense of place and continuity throughout the length of the corridor. Towards these ends the use of

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trees and larger shrubs are to be planted in a more formal arrangement while grass and groundcover can be more informally used.

### A. Avalon Park Boulevard Corridor Segment

1. The standard corridor section shall be a 4 lane divided highway with 22' landscape median (or 17.5' inside of curb to inside of curb) and 11' landscape parkway– including a 1' grade transition zone, (or 9' from back of curb – including a 1' grade transition zone) on each side. A 5' concrete sidewalk is required within each parkway. An alternative option is one **designed and approved by the county engineer.**
2. The parkway shall be landscaped with a shade tree every 40' or 50', based on species and after consultation with the county arborist/landscape architect.
3. The median shall be landscaped with five ornamental trees every 100'. Both the parkway and median shall have a continuous shrub hedge a minimum of 24" in height at planting. Shade trees shall be a minimum of three (3) inch caliper, and have a clear trunk of six (6) feet at planting. Ornamental or under-story trees shall be a minimum of two (2) inch caliper.

### B. Connecting Roads to Avalon Park Boulevard Corridor

1. A standard 2 lane road with a 15' landscaped parkway on each side, including a 5' concrete sidewalk on each side is required, **or as designed and approved by the county engineer.**
2. The connecting roadway parkway area (to a length of the depth of a commercial use or 100' if non-commercial) shall be landscaped with shade trees every 40' or 50', as noted above, or with five ornamental trees every 100'. Shade trees shall be a minimum of three (3) inch caliper, and have a clear trunk of six (6) feet at planting. Ornamental or under-story trees shall be a minimum of two (2) inch caliper.

### C. Median and Parkway Trees

All median and parkway trees shall be Florida Nursery Standard #1 or better.



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## D. Irrigation Required

All medians and parkways are to be irrigated and shall use recycled/reuse water, whenever available.

## E. MSTU Option

An MSTU or other funding mechanism shall be created to implement and maintain the required landscape improvements.

## *Site Development*

### **Site Requirements**

Site requirements such as ingress and egress, utilities, retention ponds, etc. are to be treated as amenities and developed in such a way as to be harmonious with the building design and unified project requirements. Storm-water ponds requiring no fencing may be placed within the landscaped yards that are a minimum of fifteen (15) feet wide.

1. The maximum community office and/or commercial site and structure size shall be ten (10) acres with a maximum square footage of 100,000 sq. ft. The minimum neighborhood office and/or commercial site and structure size shall be five (5) acres with a minimum square footage of 50,000 sq. ft. The following sites are not subject to these acreage and square footage requirements:

Waterford Trails/Colonial Sunflower site -- located on the corner of Avalon Boulevard and East Colonial/US 50 -- is exempt from compliance with these site development standards. The new 10 acre tract, fronting on the corridor, shall meet these site standards.

The two Waterford Chase sites, both of which are less than 5 acres, are also exempt from these site standards.

2. Site design must include a pathway to allow for pedestrian and bicycle connection from the neighborhood commercial center to surrounding residential development.

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3. Accommodation must be made for a transit stop, within or adjacent to the neighborhood/community office or commercial center. Where the transit-stop is adjacent, a covered structure shall be provided for transit users.

4. Site design should attempt to create a "main street" style and not a strip approach type of organization to the buildings on the site.

a) The "main street" should include a clear focal point for the neighborhood center in the form of a square or plaza with public amenities such as benches, monuments, kiosks or public art.

b) The identity of "main street" should be reinforced by a pedestrian oriented streetscape including sidewalk, street lighting theme and a landscaped parkway with street trees

c) Alternative design and landscaping options as may be dictated by size and shape of the parcel and approved by the DRC.

5. Buildings must be organized in blocks with the front door oriented to the main street (whether the street is public or private and faux or real) and not a parking lot. Buildings shall maintain a uniform setback of fifteen (15) feet from the back of curb.

6. Grocery store location should reinforce the main street appearance through its location at the proximity of the terminus of the main street or directly fronting on the main street. Parking should be located to the rear or side street or internal street (whether public or private and faux or real). When located adjacent to a side street or internal street, the parking shall be buffered by at least a three (3) foot high knee wall and landscaping. An alternative is parking located in front of the grocery store and across an internal street or service drive/fire lane, and which drive/lane effectively functions as an internal street as part of a larger design proposal. Such alternative design shall meet all building perimeter and/or parking island landscape requirements and receive approval by the DRC.

7. Within a community commercial center, the primary tenant space shall not exceed 60,000 sq. ft. To encourage greater diversity within the same center, the next level major tenant shall not exceed 16,000 sq. ft. Within a neighborhood commercial center, the primary tenant space shall not exceed 28,000 sq. ft. All

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other common uses (including office and combination office and commercial uses) should not exceed increments of 5,000 sq. ft. of ground floor use.

8. Office development should work within the main street context. If developed independent of the main street office and commercial mix, office uses shall be developed in a more campus style.

9. Subject to appropriate demonstration of need, variations on these square foot standards may be approved as part of a PD Land Use Plan approval process.

### **Access Management – access management plan required**

Right-In, Right-Out – shall be no less than 300 ft. apart, or as approved by County Engineer for reasons of traffic safety or good engineering.

Shared access driveways and cross access easements shall be provided for abutting, compatible uses in order to minimize the number of driveway cuts. A joint access easement shall be recorded prior to issuance of the first building permit.

Proposed transit facilities shall be identified in the access management plan.

### **Landscape Requirements and Parking Lot Design – landscape plan required**

All parcel perimeter landscaping shall meet the shade tree standard of forty (40) foot or fifty (50) foot on center, depending on species, as approved by the county arborist/landscape architect.

Landscape buffer-yards along Avalon Park Boulevard shall have a visual screen of at least three (3) feet in height and consist of a landscaped berm, or wall or any combination as desired.

### **Site Lighting Standards – a lighting plan / photometric plan is required**

Maximum height from finished grade to top of light standard shall be thirty (30) feet.

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The Building Official shall not issue a Certificate of Occupancy until a licensed professional engineer delivers a Certificate of Compliance with the county's lighting standards.

### **Signage – a signage master plan is required**

1. Meet Orange County Code Sec. 31.5 or as further conditioned by the DRC.
2. No billboards or off-site signage.
3. No pole signs.
4. Maximum project sign height shall be eight (8) feet from finished grade to top of sign.
5. Maximum copy area – 120 sq. ft.
6. Sign material shall match the material and architectural style of the principal building.
7. Out-parcel signage is limited to directional signs and signs on the building (no ground sign permitted).

### **Utilities**

All utility lines shall be placed underground.

Above ground outlets, pod mounted transformers, pedestals, meters, back flow preventers or the like shall be screened from public view, subject to access requirements, with a minimum five (5) ft. wide landscape buffer area. Shrubs shall be at least three (3) ft. tall and 75% opaque at planting and grow to a height and density capable of completely screening the equipment. Such landscaping is at or outside of the easement. The above ground utility equipment may be painted and then maintained accordingly.

All roof top equipment and utilities shall not be visible from public view. Any parapet wall, roof structure, or similar screening approach shall be similar to and compatible with if not integral to the primary structure.



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## **Outdoor Storage and Displays**

1. Outdoor storage is prohibited. (Garden centers as secondary uses are not prohibited by these regulations.)
2. All outdoor displays (including promotional displays) are prohibited, except special events and temporary structures as may be approved by the Zoning Manager.

## **Building Guidelines:**

As noted above, the purpose of these design standards and guidelines is to create a high quality built environment. Further, a higher yet minimum standard for building design contributes to current and future economic vitality of the area and raises the overall quality of life in the community. The following standards and guidelines are in addition to complying with the Orange County architectural standards and guidelines ordinance. They apply to all principal uses whether on parent parcels or out-parcels and to free standing ancillary or secondary uses, such as kiosks, ticket booths, etcetera.

## **Development Guidelines**

The project shall be developed as a single, unified and integrated development using the following criteria:

1. Building location and massing are to emphasize a pedestrian scale.
2. Architectural features shall emphasize a human scale relationship.
3. Architectural plans shall address pedestrian circulation concerns.
4. The architectural style shall be such that it supports the unified and integrated approach.
5. The exterior walls of a building must be articulated with a consistent style and use of materials on all sides.

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6. All façades must have a recognizable base and top (cornice). Two story façades must also include an expression line that delineates the transition between the ground floor level and the upper façade.
7. Awnings should be architecturally coherent across the building in terms of height, size, materials and color.
8. The primary entry of first floor business establishments shall be visible and accessible directly from an external or internal street. Primary façades must be parallel to the street right-of-way.
9. No more than fifty (50) percent of the principal main street frontage shall be a blank wall. No blank wall shall exceed twenty (20) linear feet without being interrupted by a window or entry.
10. The ground floor elevation for commercial uses shall achieve a minimum of 50% window or faux window opening.
11. Office and office campus development outside of a main street context shall incorporate residential features more compatible with the surrounding residential areas.

### **Building Design Standards – elevations and renderings required**

All primary facades shall have similar treatment, detail and visual interests. This is inclusive of window or faux window, primary entrance or faux entrance, roof form (parapet, gable, hip, mansard, or combination) and architectural elements (columns, pilasters, pediments, overhangs, balustrades, towers, dormers, cupolas and/or other projections of façade and fenestration).

Sides visible from and adjacent to residential areas shall be treated in the same manner as a secondary façade per Orange County Architectural Design Guidelines.

Elevations and renderings are required of all sides and are to show and identify all materials used – both for exterior walls and roofs. The elevations and renderings shall show the proposed architectural style, including any special style





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features and treatments. Submittal of this material is required concurrent with development plan submittal.

### **Color**

A maximum of three (3) colors may be used on the body of any one building, plus one additional color for trim or cornice work. Where a clear break exists giving the appearance of a separate building, the above treatment may be repeated. The limitations exclude unpainted natural stone or roof material.

Color schemes that use primary colors, are high contrast, electric or day-glo shall not be permitted.

Graphics or color schemes used on a building as an extension of allowable signage shall not be permitted, except at the discretion of the Zoning Manager.

### **Service Area, Loading Dock and Dumpster Screening and Fencing**

1. No service area or loading dock shall be permitted adjacent to any roadway unless enclosed such that all sides appear as a primary façade similar to the principal building, including design, detail, finish material and landscaping.
2. Service areas and dumpsters shall be visually screened from public view by a masonry wall at a minimum of six (6) feet high, measured from finished grade.
3. Service areas and dumpster areas shall be directed away from any residential side of the development.
4. No part of a dumpster or materials stored within the service area shall extend above the required masonry wall.
5. The masonry wall shall be decoratively finished concrete masonry unit, brick, stucco, or other material matching the exterior of the principal building.
6. Chain link, painted or unpainted block walls, barbed wire and wood are prohibited as part of a wall.



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7. Each enclosure shall include a decorative opaque gate equal in height to the masonry wall.
8. Each service area, loading dock or dumpster required screening and fencing shall further comply with Chapter 24-4 landscape requirements.

# Guidelines

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8. The primary entry of first floor business establishments shall be visible and accessible directly from an external or internal street. Primary façades must be parallel to the street right-of-way.
9. No more than fifty (50) percent of the principal main street frontage shall be a blank wall. No blank wall shall exceed twenty (20) linear feet without being interrupted by a window or entry.
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2. Service areas and dumpsters shall be visually screened from public view by a masonry wall at a minimum of six (6) feet high, measured from finished grade.
3. Service areas and dumpster areas shall be directed away from any residential side of the development.
4. No part of a dumpster or materials stored within the service area shall extend above the required masonry wall.



5. The masonry wall shall be decoratively finished concrete masonry unit, brick, stucco, or other material matching the exterior of the principal building.
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7. Each enclosure shall include a decorative opaque gate equal in height to the masonry wall.
8. Each service area, loading dock or dumpster required screening and fencing shall further comply with Chapter 24-4 landscape requirements.