



APOPKA CITY COUNCIL AGENDA
January 22, 2025 5:00 PM
Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:
<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

PRESENTATION

1. Review of the developer proposed Kelly Park Interchange red-line amendment for the Wyld Oaks Development.
Presented by:

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Text for Comprehensive Plan Amendment and Statement of Justification

TOWN CENTER OVERLAY DISTRICT COMP PLAN AMENDMENT

The Town Center Overlay District codified in the LDRs is a new mixed use character district applicable to an area designated as Mixed Use on the Future Land Use Map (refer to Exhibit 1 - **Map 1-6: Future Land Use Map, 2030**) and specifically located between the major intersection node at Kelly Park Road/Golden Gem Road and the Wekiva Parkway Interchange (SR 429). The City has identified this as one of the primary target areas for development at the greatest density and intensity within the Wekiva Parkway Interchange Plan Area (refer to Exhibit 2 - **Wekiva Parkway Interchange Vision Plan**).

Notwithstanding development standards applicable to the character districts as established in (i) the Wekiva Parkway Interchange Vision Plan, (ii) elsewhere in this Comprehensive Plan, including but not limited Table 20.10, and/or (iii) the City's LDRs, including the Mixed Use Kelly Park Interchange (MU-KPI), the Town Center Overlay District is hereby created subject to the following development standards:

1. The minimum area for the Town Center Overlay District shall be 170 acres.
2. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, a 170-acre site would be capped at 4,675 total units. This is an increase/decrease from the current density of ## dwelling units/gross acre.
3. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area for the entire Town Center Overlay District. This is an increase from the base Open Space requirement of ##%.
4. Where development within the Town Center Overlay District exceeds the minimum required Public Open Space by providing 25% Open Space or greater of the gross area for the entire Town Center Overlay District, the maximum density shall be 30 dwelling units/gross acre.

Exhibit 1 - Map 1-6: Future Land Use Map, 2030 (from page 1-32 in Future Land Use Element)

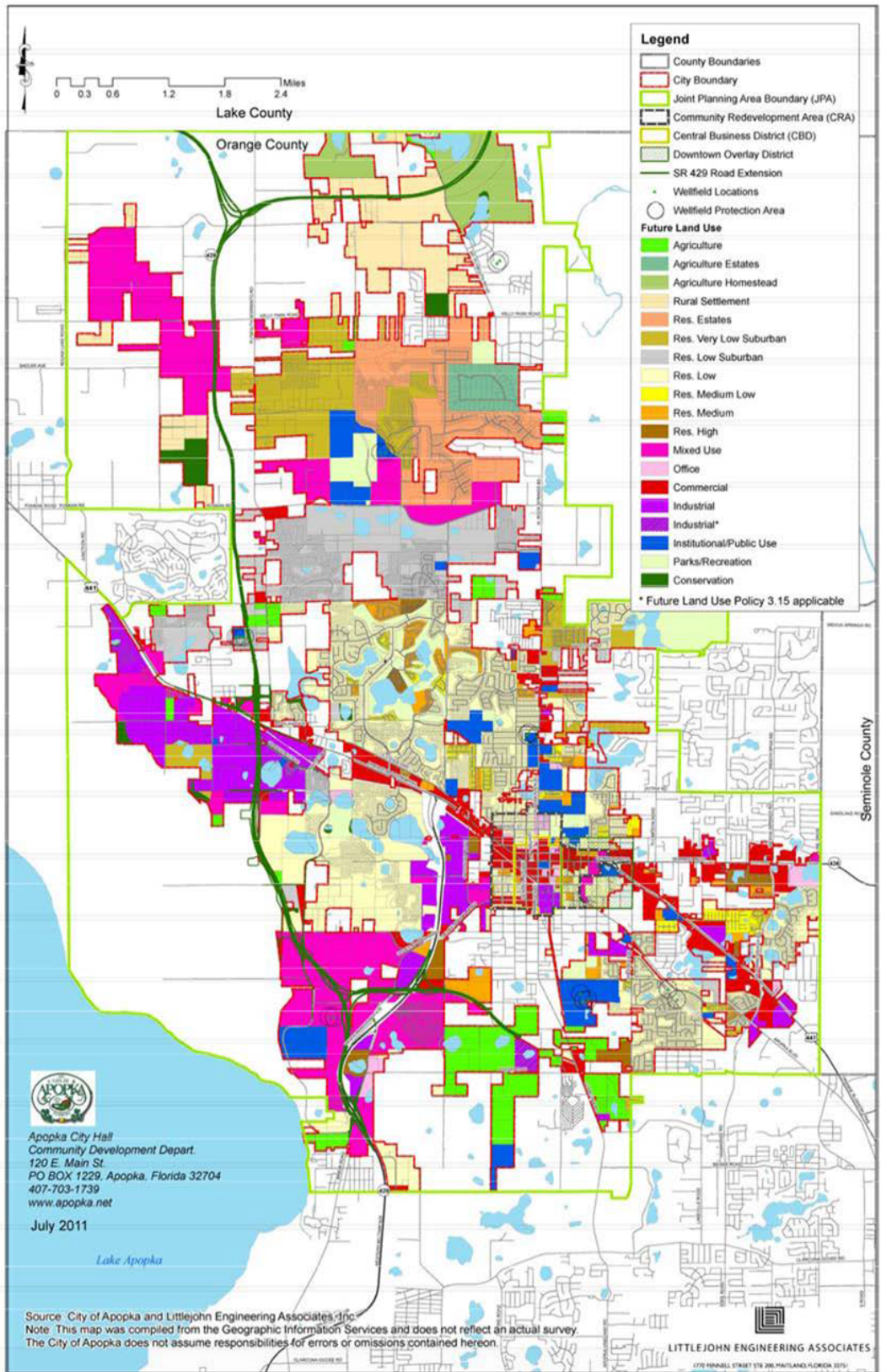
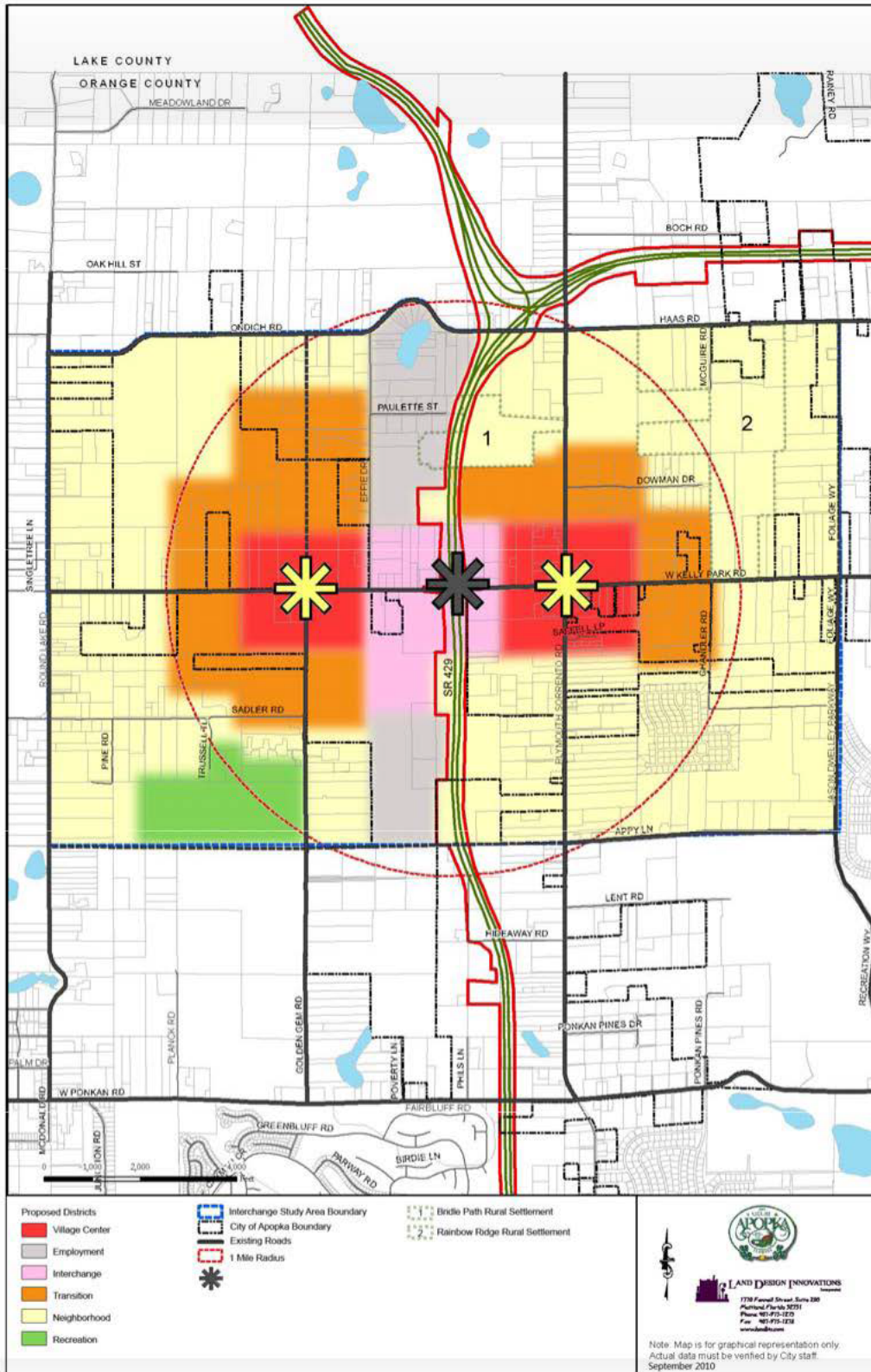


Exhibit 2 - Wekiva Parkway Interchange Vision Plan (from page 1-54 in Future Land Use Element)



STATEMENT OF JUSTIFICATION FOR THE TEXT AMENDMENTS- TO BE ATTACHED TO OUR APPLICATIONS

The Future Land Use Designation for Mixed Use in the City's Comprehensive Plan, along with the Wekiva Parkway Interchange Vision Plan and LDRs, have been drafted over the years to include provisions intended to facilitate the greatest densities and intensities of mixed-use development being concentrated around the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road. These areas within a one-mile radius of the interchange and represent the City's primary targeted area for mixed-use economic and residential growth, having been recognized as the most suitable places to guide intensity, density, and focus placemaking as envisioned for the Wekiva Parkway Interchange.

The Town Center Overlay District is consistent with and will advance the City's goals and policies for the "Future Mixed-Use Land Use" category contained in the Future Land Use Element, by promoting "a mixture of land uses that reflect the desired character of the community, promote realistic housing-job balance, offer varied housing opportunities, are served by adequate transportation, protect environmentally sensitive lands, incorporate parks/open space, and use traditional community building practices".

To advance the goals and policies contained in the Future Land Use Element, the Town Center Overlay District utilizes creative planning solutions and urban design to encourage innovative land use techniques, environmental protection, and sustainable development to establish development standards that will implement the Wekiva Parkway Interchange Vision Plan by providing a Town Center Master Plan, Town Center Development Standards and Design Guidelines, Town Center Master Parking Plan, and Town Center Master Signage Plan.

Furthermore, by combining the underlying character districts into a new Town Center Overlay District, two significant community benefits will be realized. First, there will be a greater amount of open space provided across the entire Town Center Overlay District as compared to the existing open space requirements when calculated separately for each of the underlying character districts. Second, there will be a greater mix of uses provided across the entire Town Center Overlay District as compared to the existing use requirements which categorize uses separately for each of the underlying charter districts.

As the market dynamics, development standards, and overall character of the area have evolved since the original conception of the Wekiva Parkway Interchange Vision Plan, and subsequent codification of the Mixed Use Kelly Park Interchange (MU-KPI) Form Based Code, the need for flexibility and evolution in the standards applicable to this area have changed as well.

The creation of the Town Center Overlay District as a new character zone is applicable to large project sites, encompassing a minimum of 170 acres. It will permit an innovative set of zoning and development standards to ensure that the gateway to the City's premier mixed use area can capture the range of uses at the desired intensity and density that will provide maximum benefits to the City and residents from the standpoint of the local economy, public open space, and quality of life. In particular, all citizens will benefit from the greater amount of open space that can be provided in a Town Center Overlay District as a master planned network of parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities.

The Town Center Overlay District is consistent with and advances the Wekiva Parkway Interchange Vision Plan, the Wekiva Parkway Interchange Land Use Plan, and the Wekiva Parkway Interchange Goal, Objectives, and Policies contained in the Future Land Use Element. The Town Center Overlay District ensures development will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway Interchange Vision Plan, the community vision, and the City’s economic development goals. This will enable more creative master planning and urban design that will provide a balanced land use scenario accommodating a broader mixture of land uses that reflect the desired character of the community, promote realistic housing-job balance, offer varied housing opportunities, protect environmentally sensitive lands, incorporate a larger network of parks/open space, and use traditional community building practices. This District will provide a balanced land use scenario that can accommodate economic and residential growth” located in the City’s “primary targeted area for greenfield development within the Wekiva Study Area”.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, this new Overlay district meets the spirit and intent of the MU-KPI, the Comprehensive Plan and the Wekiva Parkway Vision Plan.

Facilities Demand Analysis (Below is an example to use for your general facilities demands)

<u>Use</u>	<u>Maximum Density/Intensity</u>	<u>ITE Trip Generation</u>
<u>Residential</u>	<u>3.9 DU/ Gross AC</u> <u>(approx. 390 units)</u>	<u>MF: 330 * 5.44 =</u> <u>1,795 Trips Daily</u>
<u>Commercial/Office</u>	<u>80,000 SF</u>	<u>SF Attached 24 *7.32:</u> <u>176 Trips Daily</u>
<u>Commercial/Retail/Service</u>	<u>210,00 SF</u>	<u>SF Detached: 34 * 10</u> <u>=340 Trips Daily</u>
<u>Public/Institutional</u>	<u>56,000 SF</u>	<u>Office: 175 *22</u> <u>=1,760 Daily Trips</u>
<u>Public Open Space/ Recreation / Conservation</u>	<u>N/A</u>	<u>Retail/Service: 210 *115 = 24,150</u> <u>Daily Trips</u> <u>Institutional: 56*6.95</u> <u>= 390 Daily Trips</u>

<u>Use</u>	<u>Max Existing Water/Sewer Demand</u>	<u>Max Proposed Water/Sewer Demand</u>	<u>Change</u>
<u>Single Family</u>	<u>21,000 GPD</u>	<u>27,000 GPD</u>	<u>+6,000 GPD</u>
<u>Multi-Family</u>	<u>37,800 GPD</u>	<u>40,500 GPD</u>	<u>+2,700 GPD</u>

<u>Residential Units</u>	<u>Elementary Students Generated</u>	<u>Middle School Students Generated</u>	<u>High School Students Generated</u>
<u>##### Single Family Units</u>	<u>####</u>	<u>####</u>	<u>####</u>

Below is the current student generation numbers for Orange County:

**ORANGE COUNTY PUBLIC SCHOOLS
Student Enrollment**

Student Generation Rate (Approved 10/27/2020)

<u>Type</u>	<u>ES</u>	<u>MS</u>	<u>HS</u>	<u>Total</u>
Single Family	0.178	0.094	0.133	0.405
Townhouse	0.173	0.087	0.113	0.373
High Rise	0.005	0.003	0.004	0.013
Multi-Family	0.141	0.065	0.080	0.286
Mobile Home	0.217	0.107	0.116	0.440

Appendix C. Town Center Overlay District Development Standards

(DRAFT for Review - ~~September-October 31, 2024~~^{10, 2024})

A. Applicability.

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of ~~19700~~¹⁹⁷⁰-acres and which fall within all five (5) character zones of Village Center, ~~Employment~~, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Figure 2.).
2. All development within a Town Center Overlay District shall be in ~~substantial~~^{accordance} with the following sections of this Appendix, as may be amended: **Town Center Block and Street Regulating Plan** (Figure A); **Town Center Open Space Plan** (Figure B.); and **Town Center Street Standards** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, as-in potential future expansion (Figure A.), as well as other additional contiguous properties are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines, Town Center Master Parking Plan, and Town Center Master Signage Plan.**
- 6-7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
- 7.—The Madison Oaks MF3 Development Parcel, approved on April 18th, 2024 Any-previously-approved development that falls within the Town-Center-Overlay-District is not subject to the provisions of this appendix shall remain within the gross area-calculation for the overall-Town-Center-Overlay-District.
- 8.

Commented [AS1]: Confirm there are still 5, did Employment get removed?

Commented [AS2]: Is this still applicable? I believe Employment was removed?

Figure A. Town Center Block and Street Regulating Plan



Note: The above exhibit may be further refined and detailed in the Town Center Master Plan.

B. Permitted Uses.

Table 1 below shows the uses allowed in the Uses-allowed within the Town Center Overlay District, shall incorporate those uses permitted within the underlying character zones, except as modified or added below. When there is uncertainty as to whether a use is permitted or not, or when a use is not specified as a permitted use, the Community Development Director or their designee shall administratively determine the permissibility of the use in accordance with Section 2.5.6 of the City Code.

Commented [AS3]: Staff has been asked to limit these statements within any code revisions. Notwithstanding, Section 2.5.6 is still applicable within the overlay

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 8

<u>Church, convent or parish house</u>	<u>SE</u>
<u>Community center / civic clubs</u>	<u>SE</u>
<u>Hospitals</u>	<u>PN</u>
<u>Public use (library, post office, fire and other municipal offices, and similar uses</u>	<u>P</u>
<u>Public utility service facilities</u>	<u>P</u>
<u>EATING, DRINKING AND ENTERTAINMENT</u>	
<u>Bar, lounge, tavern</u>	<u>P – refer to note 7</u>
<u>Brewery</u>	<u>P – refer to note 7</u>
<u>Nightclub (Discotheque)</u>	<u>SE</u>
<u>Restaurants</u>	<u>P – refer to note 7</u>
<u>Restaurants with drive-up or drive-through facilities</u>	<u>P – refer to note 11</u>
<u>Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)</u>	<u>P – refer to note 11</u>
<u>Alcohol (Package) Sales</u>	<u>P</u>
<u>EDUCATIONAL FACILITIES/TRAINING</u>	
<u>Child care facilities</u>	<u>P</u>
<u>Pre-school facilities</u>	<u>P</u>
<u>Schools – Higher education (incl. vocational & trade)</u>	<u>SE</u>
<u>Schools – Elementary (public & private)</u>	<u>SE</u>
<u>Schools – Middle, High (public & private)</u>	<u>N</u>
<u>INDUSTRIAL</u>	
<u>Manufacturing, light (incl. electronic assembly)</u>	<u>N</u>
<u>Mini-storage facilities</u>	<u>P</u>
<u>Warehousing and wholesaling</u>	<u>N</u>
<u>OFFICE, MEDICAL AND PROFESSIONAL</u>	
<u>Financial Institutions</u>	<u>P</u>
<u>Laboratories (research, medical & dental) and clinics</u>	<u>P</u>
<u>Outpatient Care Facilities including urgent care & emergency facilities</u>	<u>P</u>
<u>Professional, medical & business office/studios</u>	<u>P</u>
<u>Veterinary clinic/hospital</u>	<u>SE</u>
<u>RECREATION & TOURISM</u>	

Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted living facility	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal use	P – refer to note 9
Big Box Development	P – refer to note 6
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	NP

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 5
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N
<p><u>Notes:</u></p> <ol style="list-style-type: none"> 1. <u>For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s).</u> 2. <u>For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure.</u> 3. <u>For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit’s gross square footage. Live-Work Units shall be permitted within any building type.</u> 4. <u>Mixed-Use Buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.</u> 5. <u>Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.</u> 6. <u>General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format (“big box”) retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met.</u> 7. <u>Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use.</u> 8. <u>One wireless communication tower, not exceeding 150 feet in height, shall be permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429. The communication tower shall be designed as a faux water tower, monopole with decorative panels or similar aesthetic design treatment to shield views of communication communication equipment. Any branding or signage shall include “The City of Apopka” and “Wyld Oaks” on the structure. - _____</u> 9. <u>Freestanding or attached parking structures shall be permitted without a liner buildings if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements.</u> 10. <u>Various building types may be combined, attached, semi-attached, and/or integrated in a horizontal or vertical manner as hybrid building types.</u> 11. <u>Drive up or drive through facilities for a restaurant shall meet the following- conditions:</u> <ol style="list-style-type: none"> a. <u>All drive through stacking shall occur at in the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements.</u> 	

- b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building.
- c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with Administrative approval.
- d. Maximum size of the user space shall be limited to 5,000 sq. ft.
- e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

12. The sale of alcoholic beverages within the Town Center Overlay District shall not be subject to the 500 foot setback requirements from schools and churches contained in Section 6-6 of the City of Apopka Code of Ordinances.

~~Duplex Dwellings; Townhouses, Multi-family Dwellings; and Live-Work Units shall be permitted within the entire Town Center Overlay District, except within the underlying Neighborhood Character Zone.~~

~~For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s).~~

~~For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure.~~

~~For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage.~~

~~Any use permitted within the underlying Village Center Character Zone shall also be permitted within the area of the underlying Transition Character Zone.~~

~~Mixed-Use Buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.~~

~~Live-Work Units shall be permitted within any building type, except within the underlying Neighborhood Character Zone.~~

~~Service Stations uses under Appendix A, Table 2, shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.~~

~~General Retail and Services uses under Appendix A, Table 2, shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met.~~

~~9.—Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use under Appendix A, Table 2.~~

~~10.—Recreation and Entertainment Venues (Indoor and/or Outdoor) shall be permitted.~~

~~11.—One wireless communication tower greater than 100 feet, but not exceeding 150 feet in height, shall be permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.~~

~~12.—Freestanding or attached parking structures shall be permitted without liner buildings if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements.~~

~~13. Various building types may be combined, attached, semi-attached, and/or integrated in a horizontal or vertical manner as hybrid building types.~~

~~14. Agricultural uses may continue on undeveloped land or portions thereof.~~

~~15. When there is uncertainty as to whether a use is permitted or not, or when a use is not specified as a permitted use, the Community Development Director or their designee shall administratively determine the permissibility of the use in accordance with Section 2.5.6 of the City Code.~~

C. District, Block, and Street Standards.

1. The minimum 1790-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in substantial accordance with the **Town Center Block and Street Regulating Plan** (Figure A.).
2. Blocks should generally be configured in accordance with the **Town Center Block and Street Regulating Plan** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, ~~tree protection areas, woodlands,~~ storm water management facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the **Town Center Block and Street Regulating Plan** (Figure A.) and **Town Center Street Plan** (Figure C.).
6. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
7. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the **Town Center Street Plan** (Figure C.). and **Town Center Street Standards** (Figure D.).
- ~~8. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.~~

~~9-8.~~

D. Density, Intensity, and Public Open Space Standards.

1. Minimum intensity calculations (FAR) shall ~~be 0.1 FAR for the entire not apply to the~~ Town Center Overlay District.
2. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the **Town Center Block and Street Regulating Plan** (Figure A.) and **Town Center Open Space Plan** (Figure B.), including the area of any intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

3. The maximum residential density shall be 257.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170 acre site is capped at 4,675 total units.
4. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 1520% of the gross area of the entire Town Center Overlay District.
 - a. In accordance with Section S. – Definitions, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A landscaped or naturalistic area used primarily for passive recreation and active recreation, ~~visual amenity or for purposes of environmental conservation~~. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to all residents, does not include uses requiring membership, and may be privately owned, owned in common, or publicly owned. The terms “open space” and “Public Open Space” and “Public Open Space Use” shall be used interchangeably in this Appendix C.
5. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.
6. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the ***Town Center Open Space Plan*** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.
7. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.
8. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

E. Stormwater.

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.
2. Where slopes require fencing, only ornamental metal will be allowed.
3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.
4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan



Note: The above exhibit may be further refined and detailed in the **Town Center Master Plan**.

F. Development Bonuses and Transfer of Development Rights.

- a.—In the event that the overall developments within the Town Center Overlay District provides a minimum of 25% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres). shall be eligible to achieve additional residential density as a bonus for exceeding the minimum required Public Open Space Use, in accordance with the following formula:
- b.—When the amount of additional Public Open Space exceeds the minimum required Public Open Space by up to 5%, the maximum residential density shall be increased by a bonus of 10% additional residential density.
- 5.—When the amount of additional Public Open Space exceeds the minimum required Public Open Space by 5% to 10%, the maximum residential density shall be increased by a bonus of 15% additional residential density.
- 6.—When the amount of additional Public Open Space exceeds the minimum required Public Open Space greater than 10%, the maximum residential shall be increased by a bonus of 20% additional residential density.

G. ~~_____~~ **Building Height.**

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.
2. ~~The Minimum building height shall be 1-story and~~ maximum building height shall be 10-stories, ~~which shall be measured in stories,~~ except ~~as follows:~~
 - a. ~~Any fee-simple single family units (townhomes, attached and detached single family) in the underlying Neighborhood Character Zone where the maximum building height shall be limited to 23-stories.~~
 - b. ~~To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage. The maximum building height for buildings fronting on Golden Gem Road located in the underlying Transition Character Zone shall be 5-stories.~~
3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.
4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.
5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. **Town Center Master Plan & Town Center Development and Design Standards.**

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.
2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.
3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.
4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the

extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment.

I. — 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, energy efficient windows, solar and renewable energy, cisterns, native plantings, pollinator gardens, porous paving, and other best management practices) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, though not required.

J. — Signage.

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.

K. — Parking, Bicycle Facilities, Bus Stops and Golf Carts.

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.
4. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
5. The use of golf carts shall be in accordance with F.S. § 316.212.

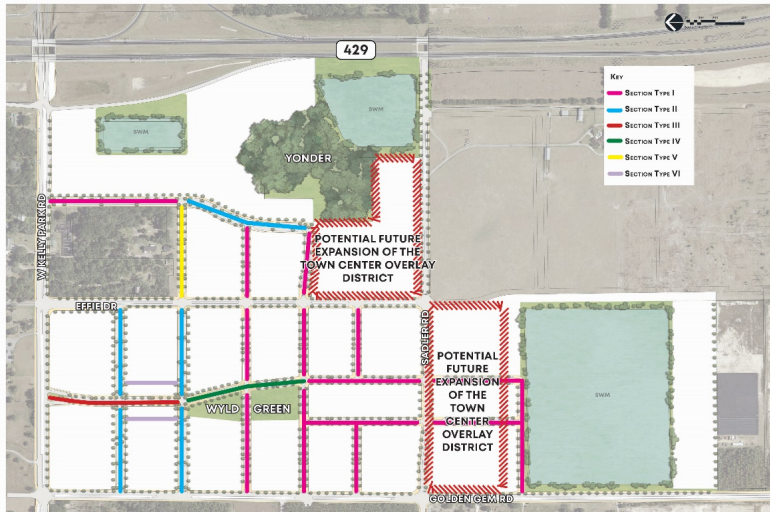
L. — Sidewalks and Crosswalks.

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

M. — Street Lighting.

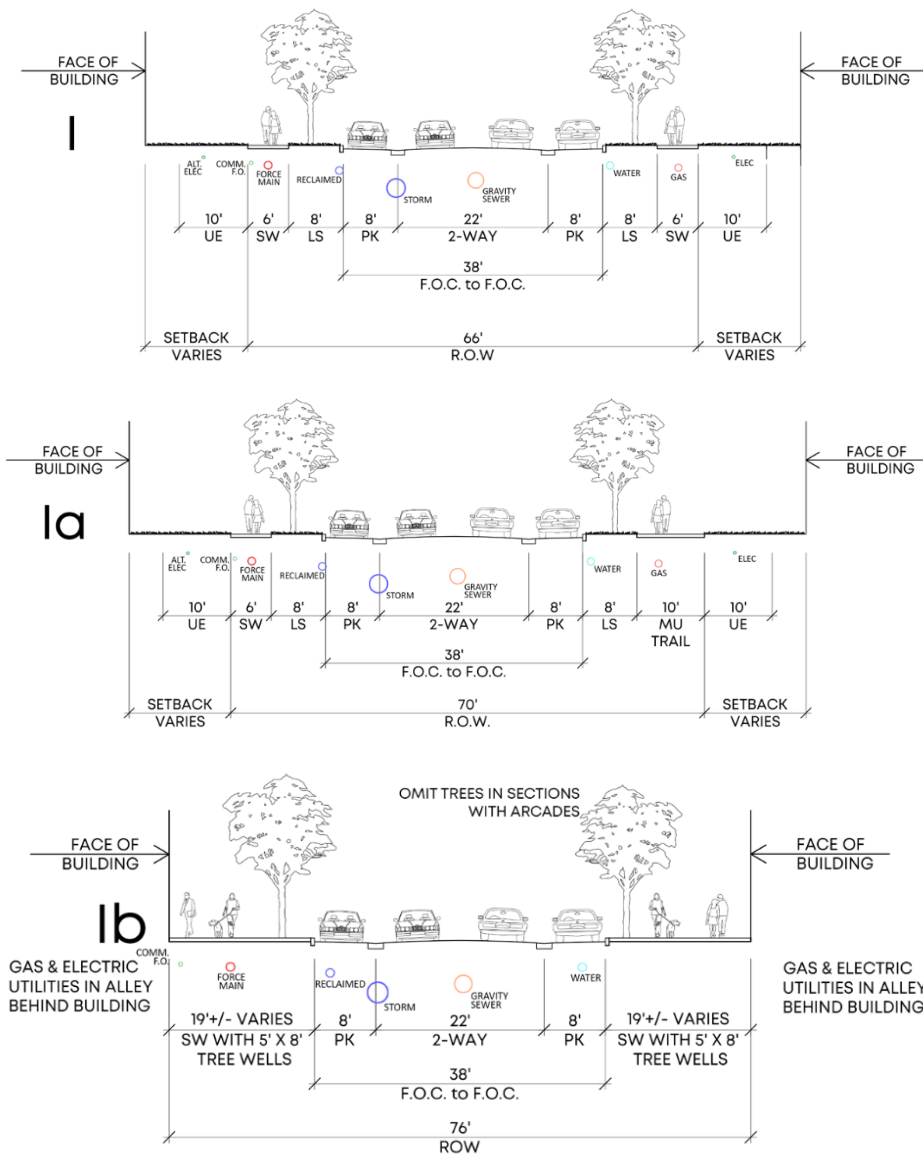
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Developers may work with the appropriate utility company-Duke Energy to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

Figure C. Town Center Street Plan

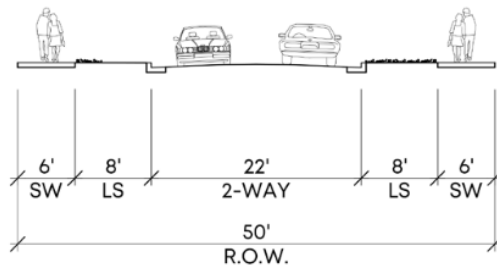


Note: The above exhibit may be further refined and detailed in the Town Center Master Plan.

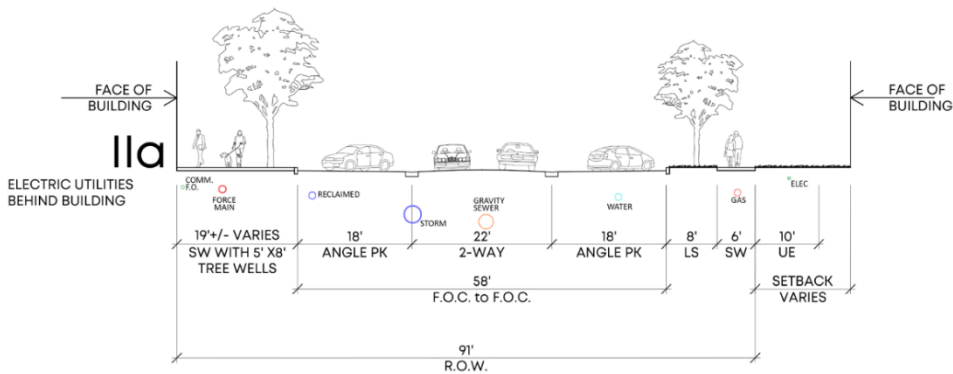
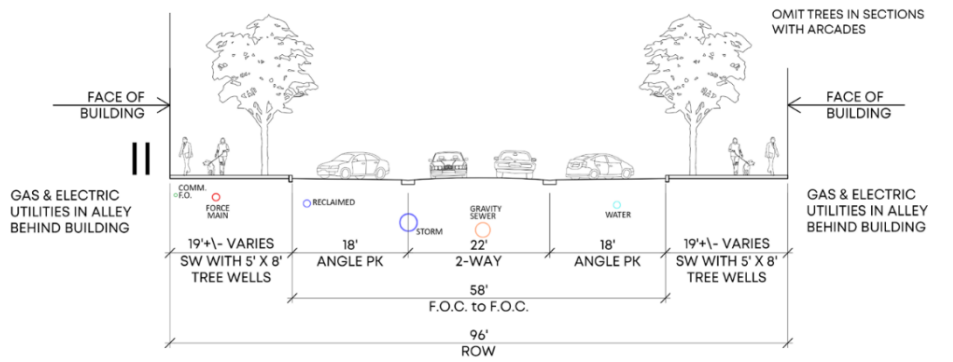
Figure D. Town Center Street Standards

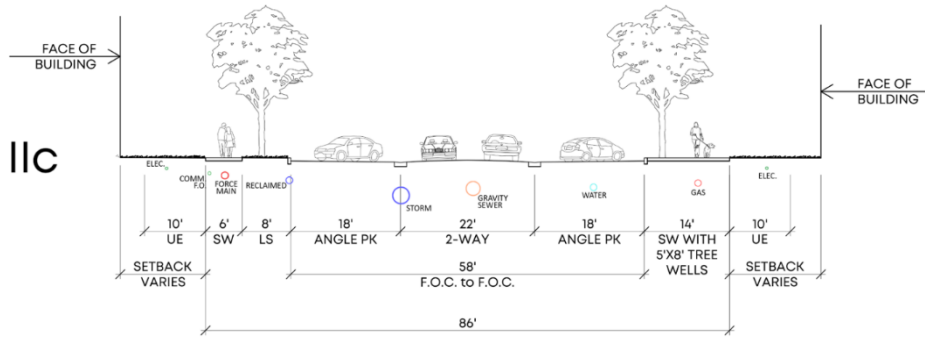
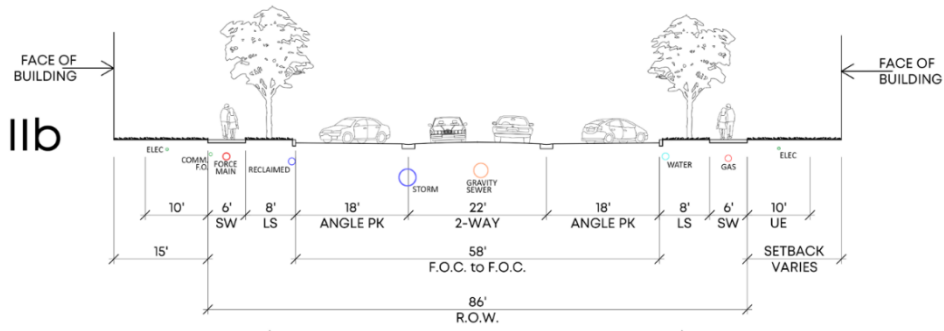


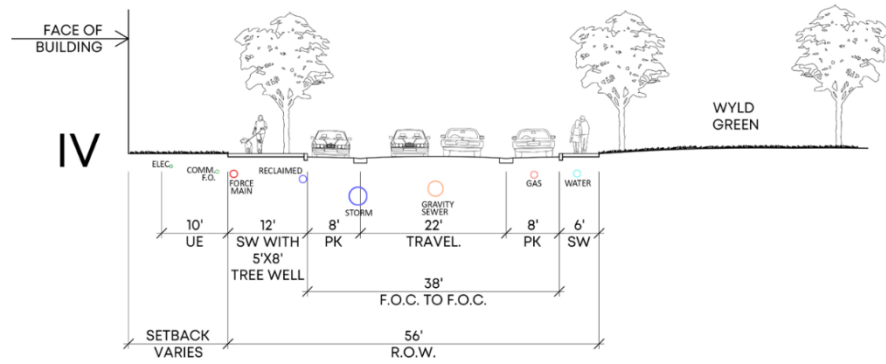
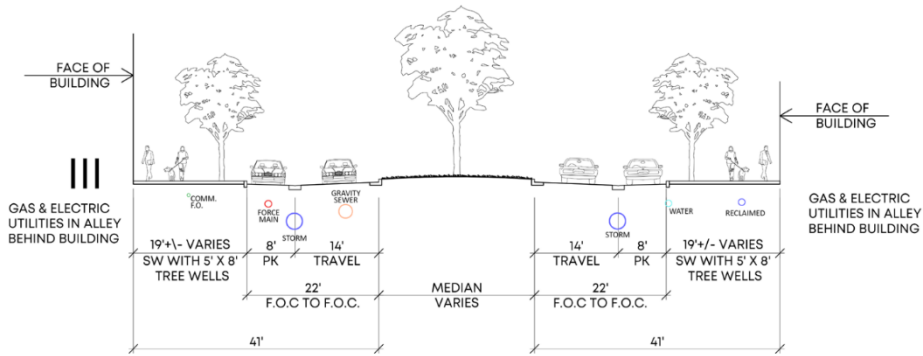
Ic

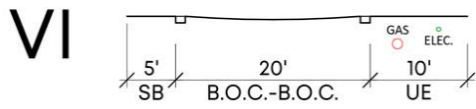
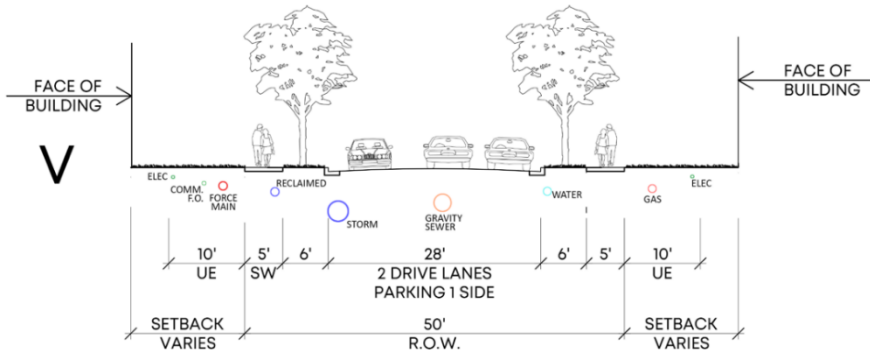


I

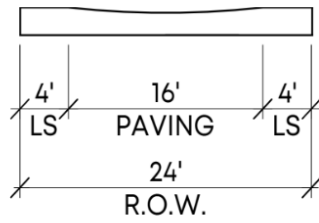








COMMERCIAL ALLEY



RESIDENTIAL ALLEY