

P&Z Board Members

Roger Manning
Katrina Long Robinson
John Stanavitch
Kara Crump
Phillip Everett



City of Westlake

4001 Seminole Pratt Whitney Rd.
Westlake, Florida 33470
Phone: 561-530-5880
Fax: 561-790-5466

Planning and Zoning Meeting

Monday, June 12, 2017

Meeting Location

Westlake Council Chambers

4005 Seminole Pratt-Whitney Road

Westlake, FL 33470

6:00 PM

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose 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. The meeting/hearing may be continued to another date and time as may be found necessary during the aforesaid meeting. In accordance with the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at these meetings because of disability or physical impairment should contact the Interim City Manager at (954)753-5841 at least two (2) calendar days prior to the meeting.

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June 8, 2017

City Council
City of Westlake

Dear Mayor and Council:

The Planning and Zoning meeting of the City of Westlake will be held on Monday, June 12, 2017 at 6:00 p.m. at the Westlake Council Chambers, 4005 Seminole Pratt Whitney Road, Westlake, Florida. Following is the advance agenda for the meeting.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the May 8, 2017 Planning and Zoning Meeting
4. City Ordinance 2017-2, Amending the City's Interim Land Development Code for Design Criteria for Signs
5. TTD Design Standards for Context Sensitive Community Identifications Monuments
6. Audience Comments
7. Adjournment

Any additional supporting material for the items listed above, not included in the agenda package, will be distributed at the meeting. Staff will present their reports at the meeting. I look forward to seeing you, but in the meantime if you have any questions, please contact me.

Sincerely,

Kenneth Cassel

Kenneth G. Cassel
City Manager

cc: Pam E. Booker, Esq
John Carter
Terry Lewis
Johnnie Easton

Third Order of Business

**MINUTES OF PLANNING AND ZONING MEETING
CITY OF WESTLAKE**

A Planning and Zoning meeting of the City of Westlake was held on Monday, May 8, 2017 at 6:00 p.m. at the Westlake Community Center, 4005 Seminole-Pratt Whitney Road, Westlake, Florida.

Present and constituting a quorum were:

Roger Manning	Mayor
Katrina Long Robinson	Vice Mayor
John Stanavitch	City Council Seat 1
Kara Crump	City Council Seat 2
Phillip Everett	City Council Seat 3

Also present were:

Kenneth Cassel	City Manager
Pam E. Booker, Esq.	City Attorney
Nilsa Zacarias	NZ Consultants
Don Hearing	Coutleur & Hearing
Kate DeWitt	Coutleur & Hearing
John Carter	Minto PBLH, LLC

The following is a summary of the minutes and actions taken during the May 8, 2017 City of Westlake Planning and Zoning Meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mayor Manning called the meeting to order and Mr. Cassel called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 9, 2017 Planning and Zoning Meeting

On MOTION by Councilman Stanavitch seconded by Councilwoman Crump with all in favor the minutes of the January 9, 2017 Planning and Zoning Meeting were approved.

FOURTH ORDER OF BUSINESS

City Ordinance 2017-1, Amending the City's Interim Land Development Code

Ms. Zacarias reviewed and provided a PowerPoint presentation with regard to an application to amend the Unified Land Development Code text for the City of Westlake for single-family residential parcels. The proposed amended text is for setback exceptions.

- Add *Pool equipment, pumps, heating units and related equipment in the side yard setback.*
- Change the section regarding utility transmission lines to read *Utility, Electric and Gas transmission lines, distribution lines, meters and associated structures.*

Mr. Hearing provided the Board with a presentation on their application to amend the setback exceptions.

Mr. Carter addressed the Board on how Minto PBLH, LLC is working collectively with Mr. Hearing and the City of Westlake on ensuring possible issues are addressed to improve the future development of the City.

Ms. Booker clarified the Planning and Zoning Board is not approving the ordinance, but instead making a recommendation to the City Council for approval.

Mr. Cassel read Ordinance 2017-1 by title only.

On MOTION by Councilman Stanavitch seconded by Vice Mayor Long Robinson with all in favor recommendation of Ordinance 2017-1 to the City Council was approved.

FIFTH ORDER OF BUSINESS

Audience Comments

Mr. John Carter updated the Board on an upcoming Central Palm Beach Chamber of Commerce Annual Gala event, which is being sponsored by Minto PBLH, LLC. He invited the Council, Ms. Booker and Mr. Cassel to attend.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the Planning and Zoning meeting was adjourned.

Kenneth Cassel
City Manager

Roger Manning
Mayor

Fourth Order of Business

ORDINANCE NO. 2017-2

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY’S INTERIM LAND DEVELOPMENT CODE, ARTICLE 8, TABLE 8(G)(2)(C) ENTRANCE DESIGN STANDARDS, WHICH PROVIDES CRITERIA FOR ENTRY SIGNS, SAID AMENDMENT SHALL INCLUDE DESIGN CRITERIA FOR NON-RESIDENTIAL ENTRY SIGNS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County’s comprehensive plan shall be deemed controlling, until the City of Westlake adopts its’ own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding entrance signs for the non-residential developments within the City of Westlake, wherein the non-residential entry signs may include business entities names on the entry signs; and

WHEREAS, the entrance sign standards shall limit the maximum size of the business entities’ names to sixty (60) square feet and eighteen (18) feet in height, and such names shall be of uniform color and font; and

WHEREAS, the Developer’s requested changes to the City of Westlake’s interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit “A”; and

WHEREAS, the City of Westlake’s Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of notes two and three, within Article 8, Table 8(G)(2)(C) of the City’s interim land development code, which addition, will allow for the business entities’ name to be included on the totem portion of the non-residential pod entry sign; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 8, Table 8(G)(2)(C), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1. Incorporation: The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 8, Table 8(G)(2)(C), Entrance Sign Standards as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, said amendments are applicable to non-residential entrance signs within the jurisdictional boundaries of the City of Westlake.

Section 3. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of June, 2017, on first reading.

PASSED AND ADOPTED this _____ day of July, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

City Attorney
Pam E. Booker, Esq.

Exhibit "A"
City of Westlake Amendment to Article 8, Table 8(G)(2)(C)

Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft. ²
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft. ²
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 100 feet of the entrance to a development.
Sign Copy and Graphics	Shall be limited to the name and address of the development. ^{2,3}
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006- 036]
2.	<u>Tenant identification names shall be permitted on the totem portion of non-residential entrance signs up to a maximum of 60 square feet and 22 feet in height.</u>
3.	<u>All tenant identification names shall maintain consistent colors and font styles. Logos are not permitted on the entrance monument signs.</u>

Graphic Depiction of Sign to Size and Scale:



Fifth Order of Business



City of Westlake
Planning and Zoning Department
Staff Report – 6/5/2017

1. PETITION DESCRIPTION

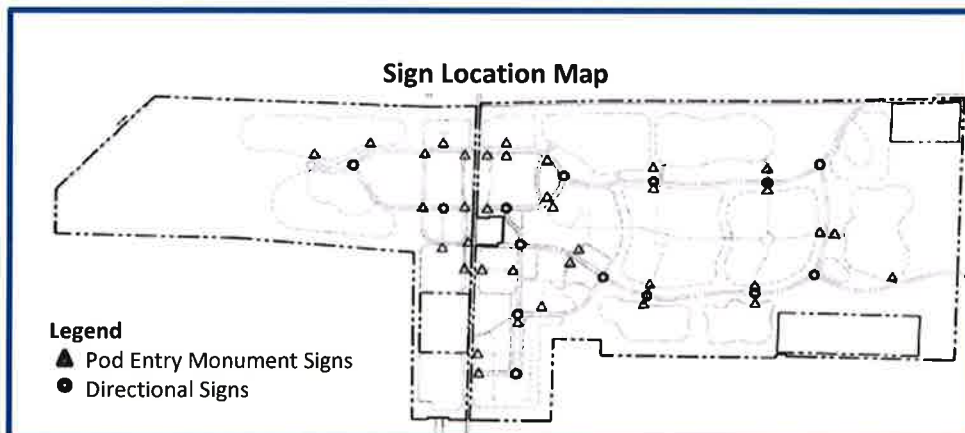
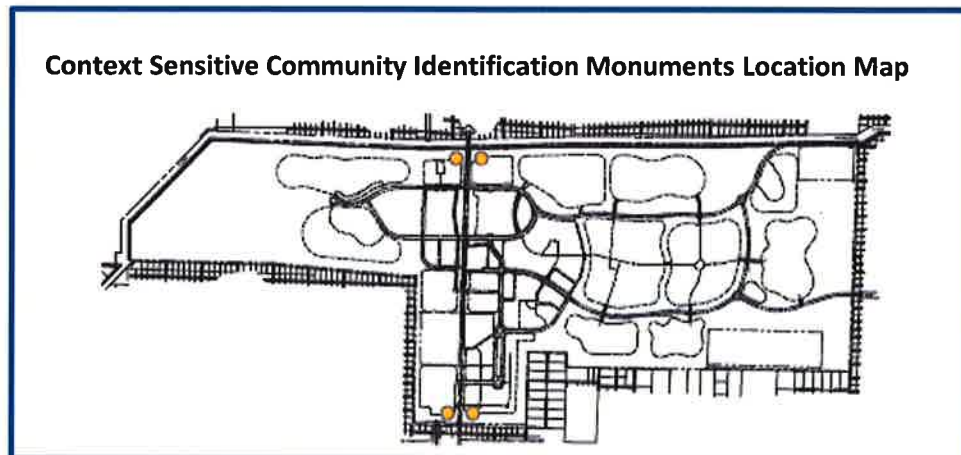
APPLICANT: Cotleur & Hearing

OWNER: Minto PBLH, LLC

APPLICATION #: DS-AMEND-2017-01

REQUEST: Amend the Westlake TTD Design Standards to reflect updated Context Sensitive Community Identification Monuments, updated Residential Pod Entry signs, updated Directional signs, and to add Non-Residential Pod Entry signs and residential Gate Totems.

LOCATION: Westlake, FL 33470



2. PETITION FACTS

a. **Total Gross Site Area:** 3,788.60 acres

b. General Site Area Information

- a. Seminole Improvement District
- b. Rural Tier
- c. Limited Urban Service Area [per Policy 2.2.5-d, Objective 3.3 of the Future Land Use Element of the PBC 1989 Comprehensive Plan as revised 4/27/16]
- d. BCC Approval Date: 10/29/2014
- e. Resolution Numbers: TTD/R-2014-1646, R-2014-1647, R-2014-1648, Ordinance 2014-030
- f. DRO Approval Date: 7/8/2015

c. Land Use and Zoning

Existing Land Use Vacant and Agricultural

Future Land Use Agricultural Enclave (AGE)

Zoning Traditional Town Development (TTD)
Agricultural Enclave Overlay (AGEO)

3. BACKGROUND

The Traditional Town Development Master Plan for Westlake was approved by the Board of County Commissioners (BCC) on October 29, 2014. Included in that approval were Design Standards which identified focal points, exemplary features, public amenities, and signage for the community.

Per the Applicant, during the time since the original approval, the proposed signage has “evolved into a more solidified design that sets the theming of the community.” The applicant is requesting amendments to the Design Guidelines, specifically with reference to the Master Sign Plan as follows:

- Modify context sensitive community identification monuments
- Modify residential pod entry monuments
- Modify directional signs
- Add non-residential pod entry monuments
- Add residential gate totems
- Establish minimum address text size

On April 10, 2017, Tara Duhy, Esq., Legal Counsel for the Applicant submitted a letter supporting the amendment of the TTD Design Standards [*See Appendix I*].

4. PLANNING & ZONING REVIEW

This planning and zoning review was conducted based on documents submitted by applicant on April 10, 2017, as subsequently revised.

The submittal was reviewed for consistency with the City of Westlake’s Interim Unified Land Development Code (ULDC) and the Conditions of Approval for Resolution R-2014-1646 as amended [*See Conditions Table Below*].

Per the Conditions of Approval, the subject application requires an administrative approval per the Development Review Officer (DRO). The DRO includes planning and zoning, engineering, building and all other pertinent reviewers.

CONDITIONS TABLE

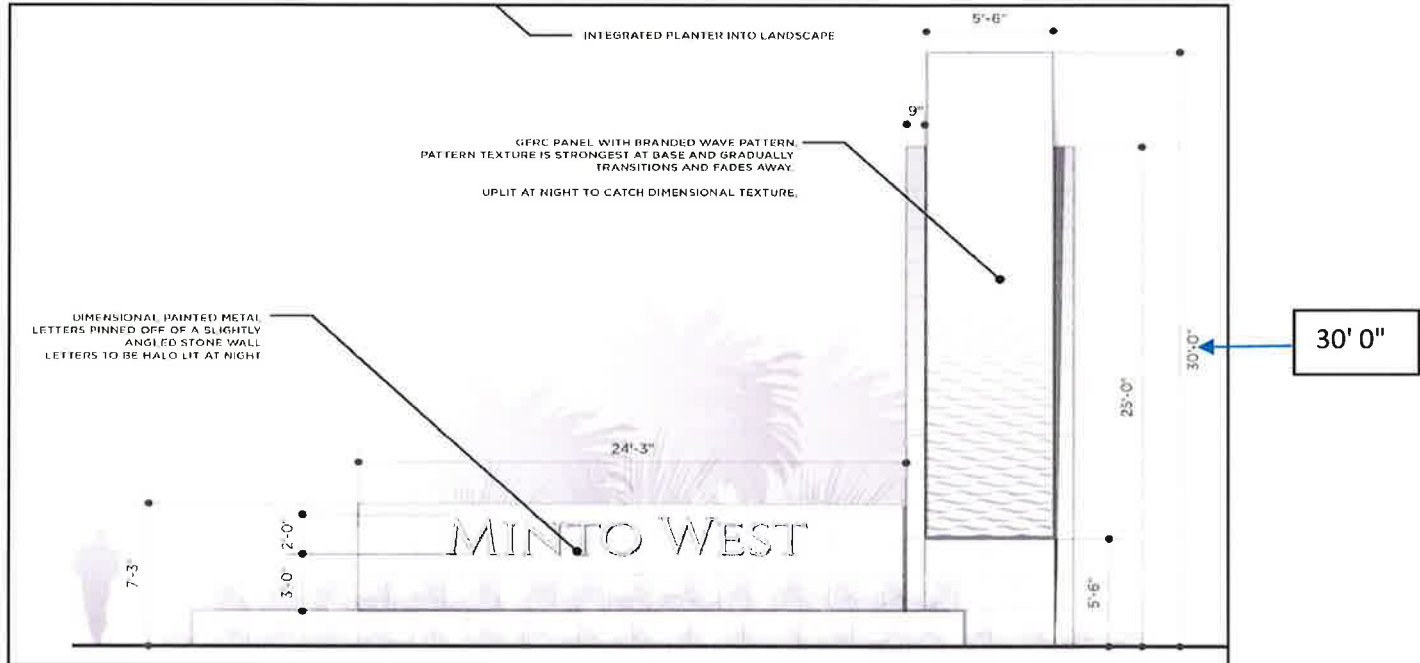
CONDITIONS	STATUS
ALL PETITIONS	
5. The Property Owner shall revise and update the Design Standards, where applicable, for all subsequent Development Orders of the Traditional Town Development, consistent with the relevant Comprehensive Plan Policies, adopted Implementing Principals, and other restrictions in the Development Order. (DRO/ONGOING: ZONING-Zoning)	ONGOING
PLANNING-LAND USE ORDINANCE	
16. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the Seminole Pratt Whitney Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
37. Prior to Final Master Plan approval by the DRO, the Property Owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the Persimmon Road Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
43. Prior to Final Master Plan approval by the DRO, the property owner shall submit detailed architectural and landscape plans for the proposed “context-sensitive community identification monuments” within the “Town Center Parkway” Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING- Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.

Please see following analysis for comparison between the approved Master Sign Plan and the proposed modifications.

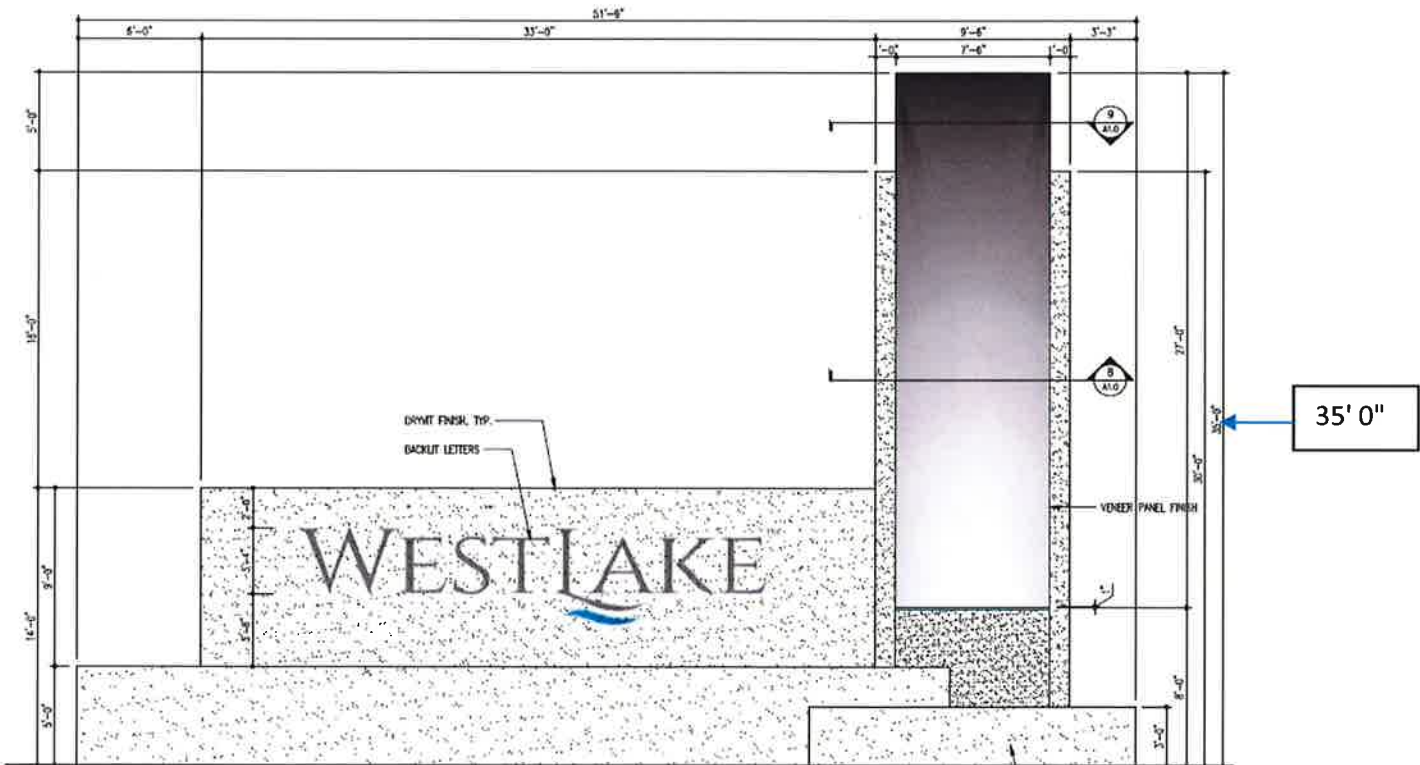
CONTEXT SENSITIVE COMMUNITY IDENTIFICATION MONUMENTS

Four Context Sensitive Community Identification Monuments are approved: two each at the northern and southern boundaries of the community. The monuments are required to be setback 400 feet from the TTD property line.

APPROVED BY PBC



PROPOSED



The monument features initially shown in the TTD Design Standards document were 30 feet high by 40 feet long (390 SF overall). The proposed monuments are approximately 35 feet high by 52 feet long (824 SF overall). According to the Applicant, the overall size of the monuments was increased to ensure the proper scale was achieved.

The Applicant states that, it

has thoroughly studied the relationship between the approved monument height and the adjacent roadway, which has led to the need to increase the height and width of the structure. Seminole Pratt Whitney is a 140-foot wide right-of-way with 80-foot wide Rural Parkways on either side. In order for the entry structures to create the desired arrival experience, it is necessary for their size to be increased. The proposed change is a 16 percent increase in height and 30 percent increase in width. The monuments are the gateway feature of the City of Westlake and should provide a stately and welcoming experience for future residents and visitors. The design of the proposed monument design is consistent with the initial intent approved by the PBC DRO.

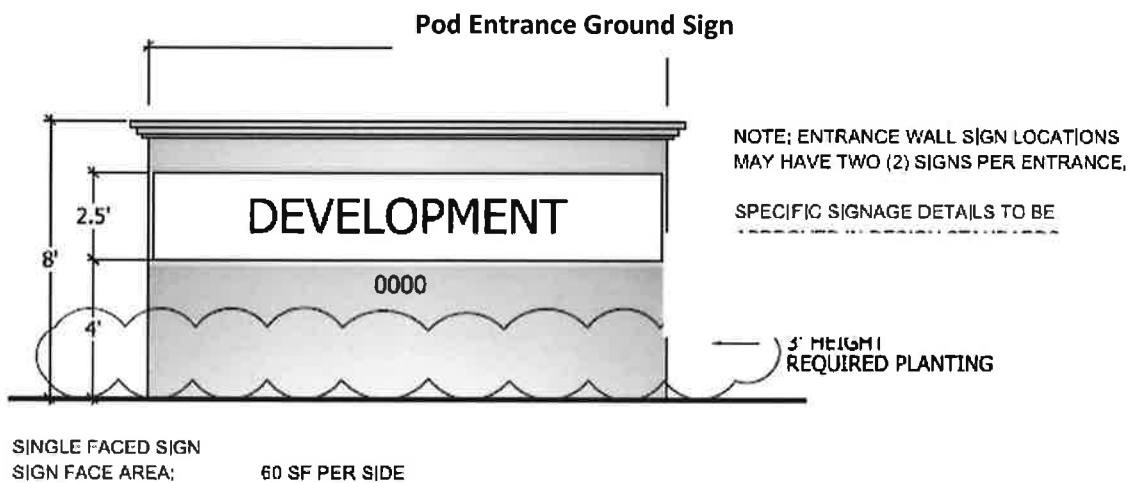
In addition to the scale of the signs, the increase in size was also necessitated by the construction and engineering aspects of the structure. The approved structures were conceptual in nature and were not engineered at the time of approval. Now that the structures have been engineered, it was determined that the proposed changes were necessary. No changes to the approved locations are proposed.

A comparison of the approved and proposed monuments is provided below.

MEASUREMENTS	APPROVED MONUMENTS	PROPOSED MONUMENT	PERCENTAGE OF CHANGE
HEIGHT	30 ft.	35 ft.	+ 16%
WIDTH	40 ft.	52ft.	+ 30%
OVERALL SF	390 SF	824 SF	+111%

POD ENTRANCE GROUND SIGN

APPROVED BY PBC



Palm Beach County approved a Pod Entrance Ground Sign in the Master Sign Plan as part of the Design Standards for the Community (see above). The approved Master Sign Plan does not differentiate between residential and non-residential Pod Entrance Ground signs. As illustrated below, the applicant proposes to modify the approved Pod Entrance Ground sign for the residential pods, and to add a Non-Residential Pod Entry sign to emphasize the distinction between residential pods and non-residential pods.

The proposed Residential and Non-Residential Pod Entry signs are larger than the approved Pod Entrance Ground Sign, and have been redesigned to mimic the Context Sensitive Community Identification Monuments.

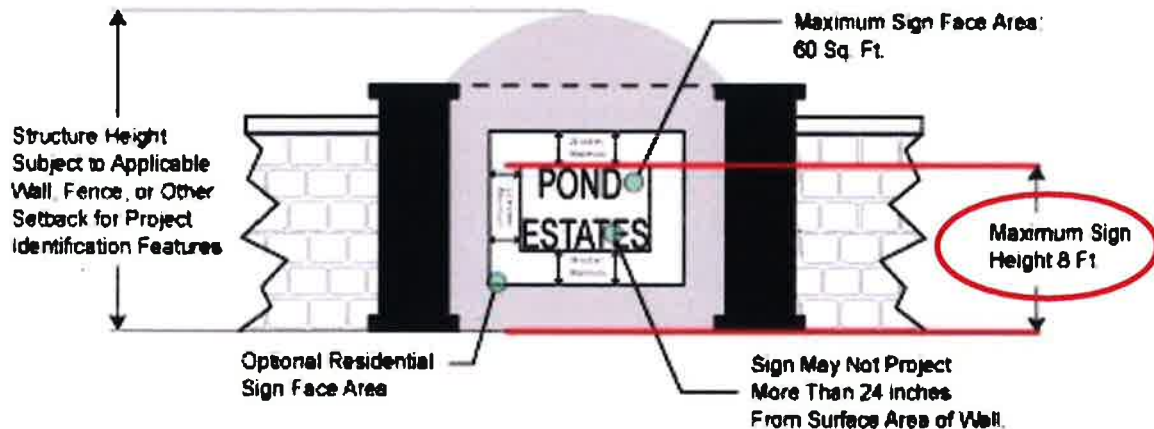
RESIDENTIAL POD ENTRY MONUMENT SIGN

The proposed Residential Pod Entry Monument sign meets the requirements for Entrance Sign Standards of the ULDC as indicated in Table 8.G.2.C below:

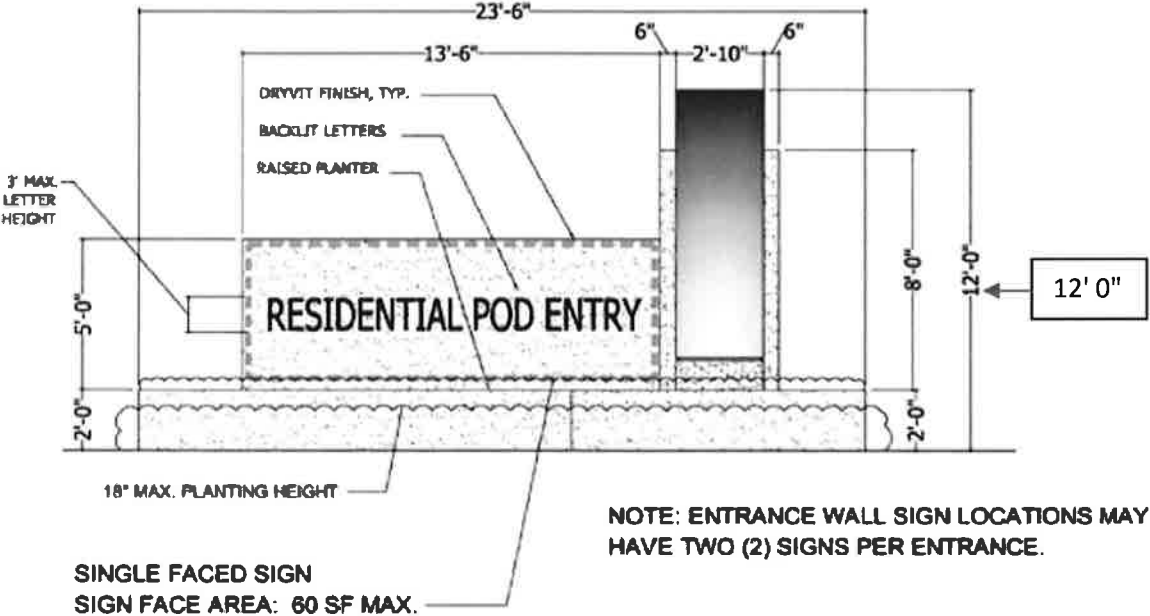
Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft.
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft.
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 100 feet of the entrance to a development.
Sign Copy and Graphics	Shall be limited to the name and address of the development.
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006- 036]

Figure 8.G.2.C - Entrance Signs



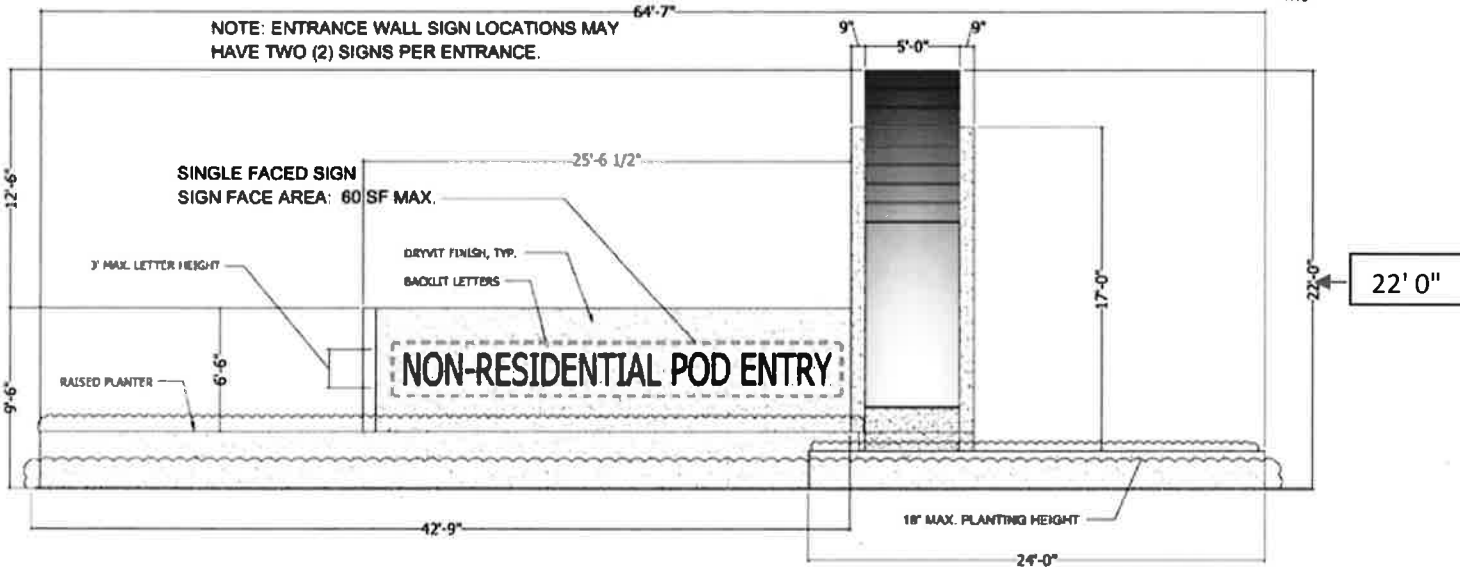
PROPOSED BY APPLICANT

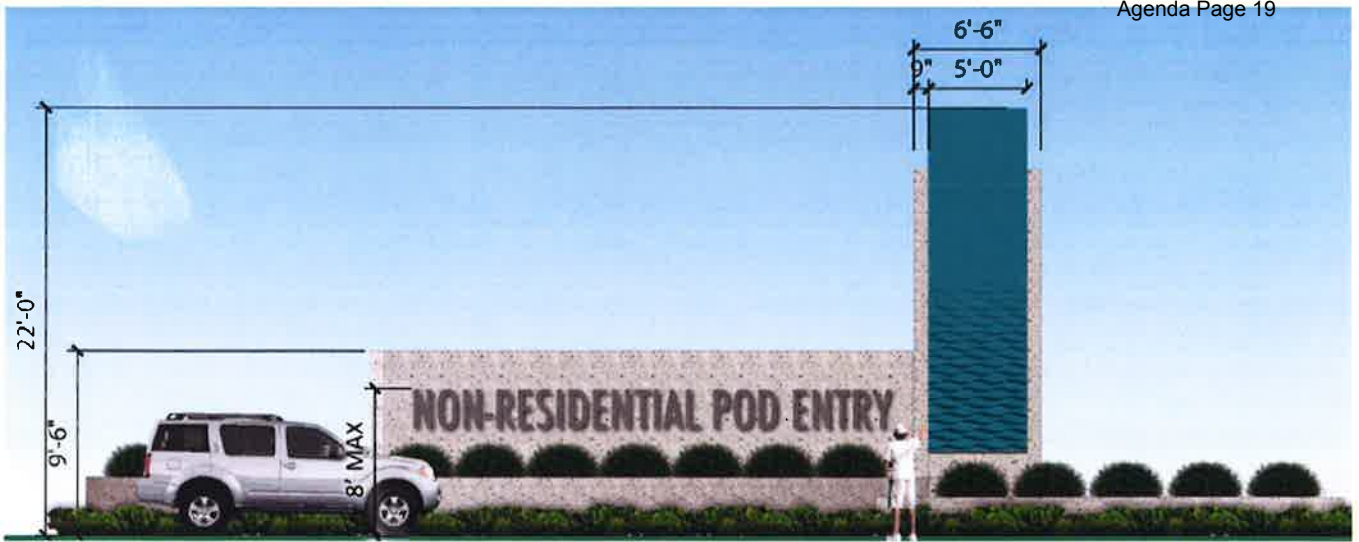


NON-RESIDENTIAL POD ENTRY MONUMENT SIGN

The newly proposed Non-Residential Pod Entry monument sign is larger than its Residential Pod counterpart, and includes an area on the totem element for tenant identification names. The addition of tenant names is inconsistent with Table 8.G.2.C - Entrance Sign Standards cited above, in that sign copy and graphics are limited to the name and address of the development, cannot exceed 60 sq. ft. of sign face, or exceed a maximum 8-foot sign height. The Applicant has submitted a request for a concurrent ULDC text amendment to address these discrepancies.

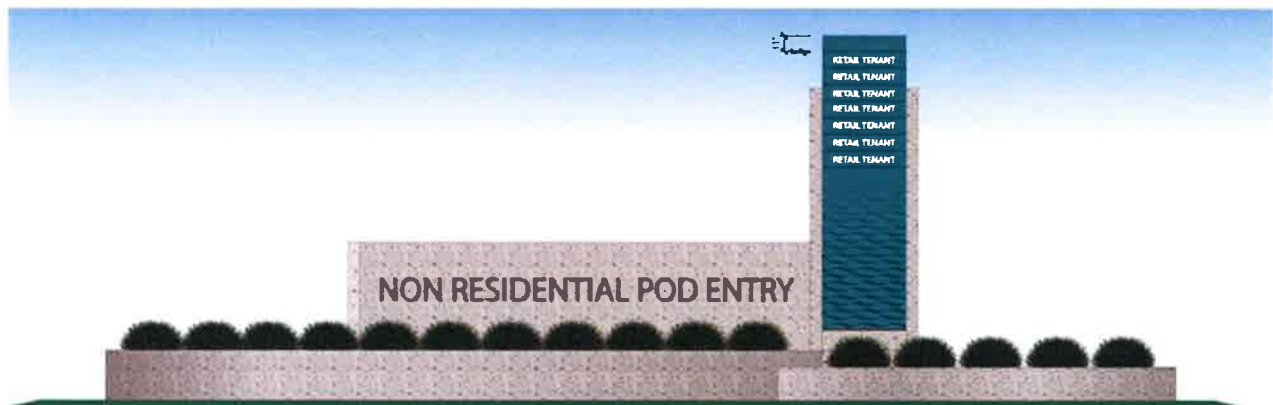
PROPOSED BY APPLICANT





Proposed by Staff

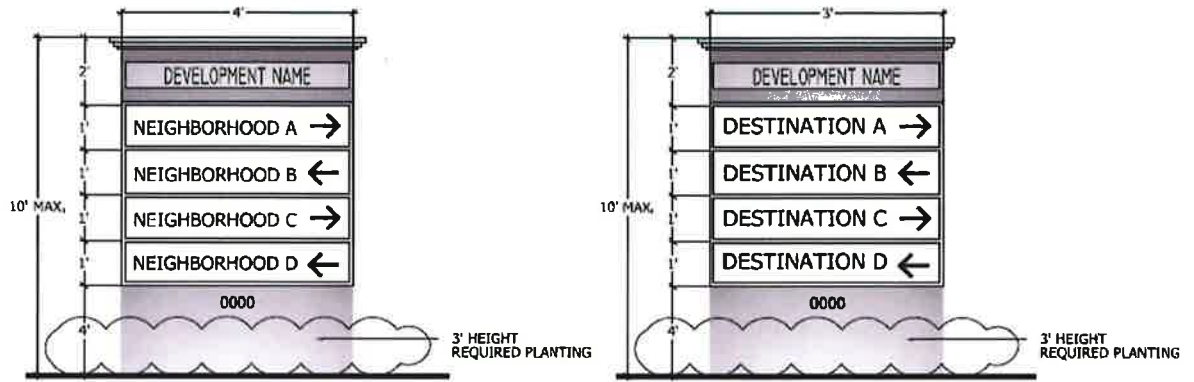
Staff recommends that the tenant identification names be uniform in font and color, the maximum letter height be 10.5 inches, and the tenant identification name area be no higher than 21 feet. *An amendment to Article 8 of the ULDC will be required to accommodate the addition of tenant identification names on the Non-Residential Pod Entry signs. Staff also recommends that a uniform sign plan specifying material, fonts, colors, sign type [hanging, cabinet, projecting, etc.] and location be required for each non-residential development.*



DIRECTIONAL SIGNS

The Applicant proposes to modify the design of the approved Directional signs “to reflect the theming and design of the Westlake community.” The minimum and maximum dimensions of the proposed Directional signs will remain the same. The approved and proposed Directional signage is illustrated below.

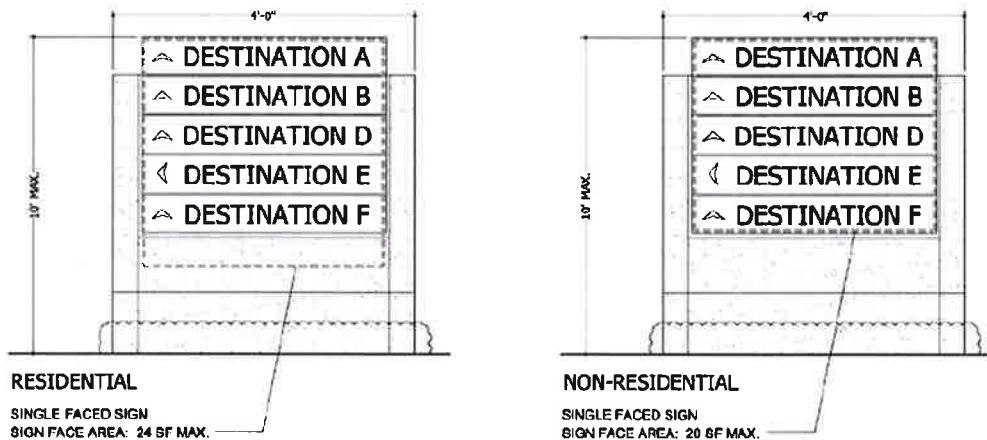
APPROVED BY PBC



RESIDENTIAL
SINGLE FACED SIGN
SIGN FACE AREA: 24 SF PER SIDE

NON-RESIDENTIAL
SINGLE FACED SIGN
SIGN FACE AREA: 20 SF

PROPOSED

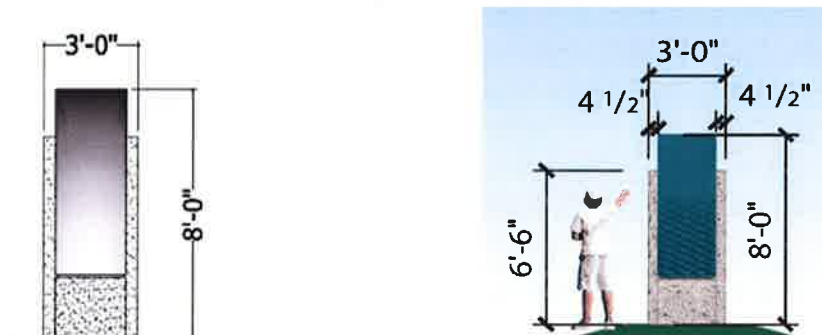


RESIDENTIAL
SINGLE FACED SIGN
SIGN FACE AREA: 24 SF MAX.

NON-RESIDENTIAL
SINGLE FACED SIGN
SIGN FACE AREA: 20 SF MAX.

RESIDENTIAL GATE TOTEM

A residential Gate Totem is proposed to be added to the Design Standards for Pod Q to be used as entry gates. With regard to entry gates, the ULDC Article 3.F.2.c.(2) indicates "The use of gates or other preventative barriers shall not be permitted on collector streets." Also, on the Development Order conditions of approval under Planning-General. Condition #46 To ensure that the "appropriate new urbanism concepts" provision of the Agricultural Enclave statute is fulfilled, no Traditional Neighborhood Pod shall be gated or otherwise have restricted access. The Gate Totems are in compliance with above regulations since they are not proposed to be located on a collector street and are not to be included on a Traditional Neighborhood Pod.



BUILDING ADDRESSING

The current Design Standards do not speak to the size of building addresses; therefore, minimum building addressing requirements have been proposed. Separate requirements are proposed for residential and non-residential buildings. The residential addressing text is proposed to be a minimum of four inches high and the non-residential addressing will be a minimum of eight inches high.

<p><i>RESIDENTIAL ADDRESSING NUMBERS</i></p> <p><small>NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL. NTS</small></p> <p style="text-align: center; font-size: 24pt;">12345678</p>	<p><i>NON- RESIDENTIAL ADDRESSING NUMBERS</i></p> <p><small>NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL. NTS</small></p> <p style="text-align: center; font-size: 48pt;">12345678</p>
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5. FINAL REMARKS

The Traditional Town Development Master Plan for Westlake was approved by the Board of County Commissioners (BCC) on October 29, 2014. Included in that approval were Design Standards which identified focal points, exemplary features, public amenities, and signage for the community.

The applicant is requesting amendments to the Design Guidelines, specifically with reference to the Master Sign Plan as follows:

- Modify context sensitive community identification monuments
- Modify residential pod entry monuments
- Modify directional signs
- Add non-residential pod entry monuments
- Add residential gate totems
- Establish minimum address text size

The Context Sensitive Community Identification monuments are the gateway features of the City of Westlake and are intended provide a welcoming experience for future residents and visitors; Pod Entry signs serve the same function for the various Pods within the City. The proposed overall increase of the size of the monuments is to ensure the proper scale is achieved at the community and neighborhood entrances. The Applicant proposes to update the approved directional signs to reflect the proposed theming and design of the Westlake community. A residential gate totem is proposed to be added to the Design. Since the current Design Standards do not speak to the size of building addresses, minimum requirements have been proposed. Separate requirements are proposed for residential and non-residential buildings.

The proposed TTD Design Standards amendment is in compliance the Westlake Conceptual Plan, and the Conditions of Approval for Development Order Resolution No. R-2014-1646 as amended. The submittal was reviewed for consistency with the City of Westlake’s Interim Unified Land Development Code (ULDC) and the Conditions of Approval for Resolution R-2014-1646 as amended. Per the Conditions of Approval, the subject application requires an administrative approval per the Development Review Officer (DRO). The DRO includes planning and zoning, engineering, building and all other pertinent reviewers.

Finally, an amendment to Article 8 of the ULDC will be required to accommodate the addition of tenant identification names on the Non-Residential Pod Entry signs. Staff also recommends that a uniform sign plan specifying fonts, colors, sign type [hanging, cabinet, projecting, etc.] and location be required for each non-residential development at the time a site plan review is submitted.

Appendix I



Attorneys at Law
llwllaw.com

Reply To: West Palm Beach

April 10, 2017

Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Re: Minto PBLH Application for TTD Design Standards and Final Master Signage Plan Modification

Dear Mr. Cassel:

Please accept this letter in support of Minto PBLH's Application to update its TTD Design Standards and Final Master Signage Plan. As previously discussed, the Design Guidelines that were approved as part of Minto's Development Order, Palm Beach County Ordinance 2014-1646, as amended, at All Petitions Condition No. 5 requires that:

The Property Owner shall revise and update the Design Standards, where applicable, for all subsequent Development Orders of the Traditional Town Development, consistent with the relevant Comprehensive Plan Policies, adopted Implementing Principals, and other restricting in the Development Order.

Consistent with this requirement, Minto is requesting revisions to the adopted TTD Design Guidelines as part of its application for revisions to the Final Master Signage Plan to provide additional details regarding context sensitive monument, addressing and signage.

As noted in the language of the condition cited above, the Design Guidelines must be updated as part of the same approval process as any future development orders. Therefore,

JACKSONVILLE
248 Riverside Ave., Suite 1500
Jacksonville, Florida 32202
T: 904.353.0410
F: 904.353.0410
C: 904.353.0410
www.llw.com

TALLAHASSEE
515 South Calhoun St., Suite 200
Tallahassee, Florida 32301
T: 850.222.9700
F: 850.224.0242

TAMPA BAY
101 Riverfront Blvd., Suite 1200
Bradenton, Florida 34205
T: 941.708.4040
F: 941.708.4024

WEST PALM BEACH
515 North Flagler Dr., Suite 1200
West Palm Beach, Florida 33401
T: 561.640.0020
F: 561.640.8202

See Things Differently

4-0-17

Ken Cassel, City Manager
April 10, 2017
Page 2

just as the Design Guidelines were updated and adopted as part of the administrative approval of the Hammocks (Pod Q) Site Plan, so must they be updated and approved as part of the administrative approval of the Final Master Signage Plan.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Tara W. Duh

TWD/lp

cc: Pam Booker
Nilsa Zacarias
John Carter

00787580-1

ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 8, TABLE 8(G)(2)(C) ENTRANCE DESIGN STANDARDS, WHICH PROVIDES CRITERIA FOR ENTRY SIGNS, SAID AMENDMENT SHALL INCLUDE DESIGN CRITERIA FOR NON-RESIDENTIAL ENTRY SIGNS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review of a provision of the land development codes regarding entrance signs for the non-residential developments within the City of Westlake, wherein the non-residential entry signs may include business entities names on the entry signs; and

WHEREAS, the entrance sign standards shall limit the maximum size of the business entities' names to sixty (60) square feet and eighteen (18) feet in height, and such names shall be of uniform color and font; and

WHEREAS, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant and the addition of notes two and three, within Article 8, Table 8(G)(2)(C) of the City's interim land development code, which addition, will allow for the business entities' name to be included on the totem portion of the non-residential pod entry sign; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 8, Table 8(G)(2)(C), will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

Section 1. Incorporation: The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 8, Table 8(G)(2)(C), Entrance Sign Standards as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein, said amendments are applicable to non-residential entrance signs within the jurisdictional boundaries of the City of Westlake.

Section 3. Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of June, 2017, on first reading.

PASSED AND ADOPTED this _____ day of July, 2017, on second reading.

City of Westlake
Roger Manning, Mayor

Sandra DeMarco, City Clerk

City Attorney
Pam E. Booker, Esq.

City of Westlake Amendment to Article 8, Table 8(G)(2)(C)

Table 8.G.2.C - Entrance Sign Standards

Maximum Number	2 signs per entrance
Maximum Sign Face Area Per Sign	60 sq. ft. ²
Additional Residential Sign Face Area Option	If a decorative background element such as tile, stucco, or other building material or color is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
Maximum Height	8 ft. ²
Additional Residential Height Option	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to ten feet for a R-O- W > 80 or = to 110 feet in width, or 12 feet for a R-O-W > 110 feet, subject to a 25 foot setback or the district setback, whichever is greater ¹ .
Maximum Projection	24 inches from surface of wall
Location	Attached to a wall, fence or project identification feature located at or within 100 feet of the entrance to a development.
Sign Copy and Graphics	Shall be limited to the name and address of the development. ^{2,3}
Ord. 2006-036	
Notes:	
1.	The maximum sign height, excluding the height of the structure to which the sign is attached may be increased up to 20 feet for signs fronting on the Rural Parkway in the AGR zoning district. [Ord. 2006- 036]
2.	<u>Tenant identification names shall be permitted on the totem portion of non-residential entrance signs up to a maximum of 60 square feet and 22 feet in height.</u>
3.	<u>All tenant identification names shall maintain consistent colors and font styles. Logos are not permitted on the entrance monument signs.</u>

Graphic Depiction of Sign to Size and Scale:





Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane □ Suite 1 □ Jupiter, Florida □ 33458 □ Ph 561.747.6336 □ Fax 561.747.1377 □ www.cotleurhearing.com □ Lic # LC-C000239

Westlake TTD Design Standards

Administrative Amendment

Justification Statement

April 10, 2017

Revised April 24, 2017

Revised May 1, 2017

Revised May 8, 2017

Introduction

The subject application is a request for an amendment to the TTD Design Standards to reflect minor modifications to the context sensitive community identification monument features and the pod monument signage.

Background

The Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60th Street North, and North of 50th Street N, East of Mead Hill Drive, and 44th Street North, East of 190th Terrace North and West of 140th Avenue North. The 3,788.60-acre property has a current FLUA designation of Agricultural Enclave. The subject property is currently in active agriculture, with built parcels including a utility site and a packing plant.

The subject property is roughly co-extensive with SID, a legislatively-created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

On October 29, 2014, the property received approval from the Board of County Commissioners for a Comprehensive Plan Amendment (Ordinance 2014-030), Rezoning and Preliminary Master Plan (Resolution 2014-1646), and Requested Uses (Resolutions 2014-1647 and 1648).

Ordinance No. 2014-030 approved an amendment to the Comprehensive Plan for the site specific Agricultural Enclave, including a Conceptual Master Plan and Implementing Principles. The Ordinance also made various text changes to the Plan related to the Agricultural Enclave Future Land Use. These Amendments were codified and are included as part of the Palm Beach County's Comprehensive Plan. The City of Westlake is obligated to follow Palm Beach County's Comprehensive Plan and Land Development Regulations (LDR) until such time the City formally adopts its own Comprehensive Plan and LDRs.

Resolution No. 2014-1646 approved the Zoning application for the Minto West Traditional

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 Justification Letter
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Development District. The Resolution included rezoning the property from Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Resolution No. R-2014-1647 approved a Requested Use for a College or University to be located within the property.

Resolution No. R-2014-1648 approved a Requested Use for a Hotel to be located within the property. The following are the applicable conditions of approval.

The Board of County Commission approved a corrective resolution (No. R-2014-1892), which amended Engineering Condition E.9 of Resolution 2014-1646 to add "iii. Notwithstanding the foregoing, no connection of Persimmon Boulevard shall be made to 140th prior to the issuance of the 2700th dwelling unit permit."

Following approval of the Preliminary Master Plan by the Board of County Commission, the Applicant submitted an off-the-board DRO application for the Final Master Plan. On July 8, 2015, the DRO approved the Final Master Plan, Final Phasing Plan, and Final Transect Plan. A copy of the Preliminary Master Plan and Final Master Plan have been included in this submittal for staff's reference.

On June 20, 2016, the City of Westlake became the 39th municipality in Palm Beach County.

On January 23, 2017, the City of Westlake approved Resolution 2017-3 amending the Master Plan for Minto Westlake TTD. The amendment included minor reconfiguration of certain pod acreages and location of dwelling units, improved connectivity between Pod Q and Pod PC-1, increasing acreage of Pod PC-1, reconfiguring of Pod F and Pod Q to provide compactness, and modification of condition No. 15 of Resolution 2014-1646 (TTD Development Order).

Subject Request

The Applicant is requesting to update the DRO-approved TTD Design Standards and Final Master Signage Plan (FMSP). The initial FMSP included in the Design Standards document included generic pod entrance signs and directional signs. Since the time the initial FSMP was created, the signage has evolved into a more solidified design that sets the theming of the community. The TTD Design Standards also include the Context Sensitive Community Identification monument features, which are also proposed to be modified as part of this application.

Based on the FMSP and Design Standards approved by the Palm Beach County DRO, the Applicant is proposing to make the following modifications:

- Modify the design of the Context Sensitive Community Identification Monument features within the TTD Design Standards document.

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- Provide differentiation between residential and non-residential entry monument signs.
- Modify the theming and design of the Pod Entry Monument Signs.
- Modify the Final Master Signage Plan to include residential and non-residential address standards.

Context Sensitive Community Identification Monuments

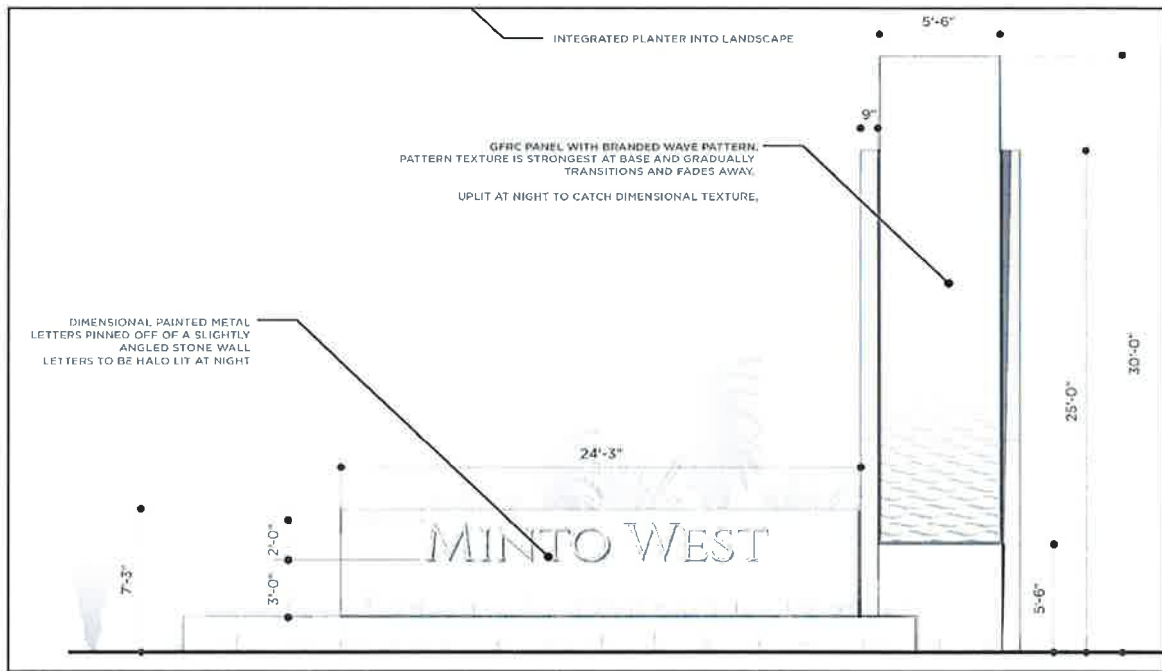
The Context Sensitive Community Identification Monuments are located in four locations on the property at the northern and southern boundaries. The monuments are required to be setback 400 feet from the TTD property line. The monument features initially shown in the TTD Design Standards document were roughly 30 feet high by 40 feet long (390 SF overall). The proposed monuments are approximately 35 feet high by 52 feet long (824 SF overall). The overall size of the monuments was increased to ensure the proper scale was achieved. The Applicant has thoroughly studied the relationship between the approved monument height and the adjacent roadway, which has led to the need to increase the height and width of the structure. Seminole Pratt Whitney is a 140-foot wide right-of-way with 80-foot wide Rural Parkways on either side. In order for the entry structures to create the desired arrival experience, it is necessary for their size to be increased. The proposed change is a 16 percent increase in height and 30 percent increase in width. The monuments are the gateway feature of the City of Westlake and should provide a stately and welcoming experience for future residents and visitors. The design of the proposed monument design is consistent with the initial intent approved by the PBC DRO.

In addition to the scale of the signs, the increase in size was also necessitated by the construction and engineering aspects of the structure. The approved structures were conceptual in nature and were not engineered at the time of approval. Now that the structures have been engineered, it was determined that the proposed changes were necessary. No changes to the approved locations are proposed. A comparison of the approved and proposed monuments is provided below.

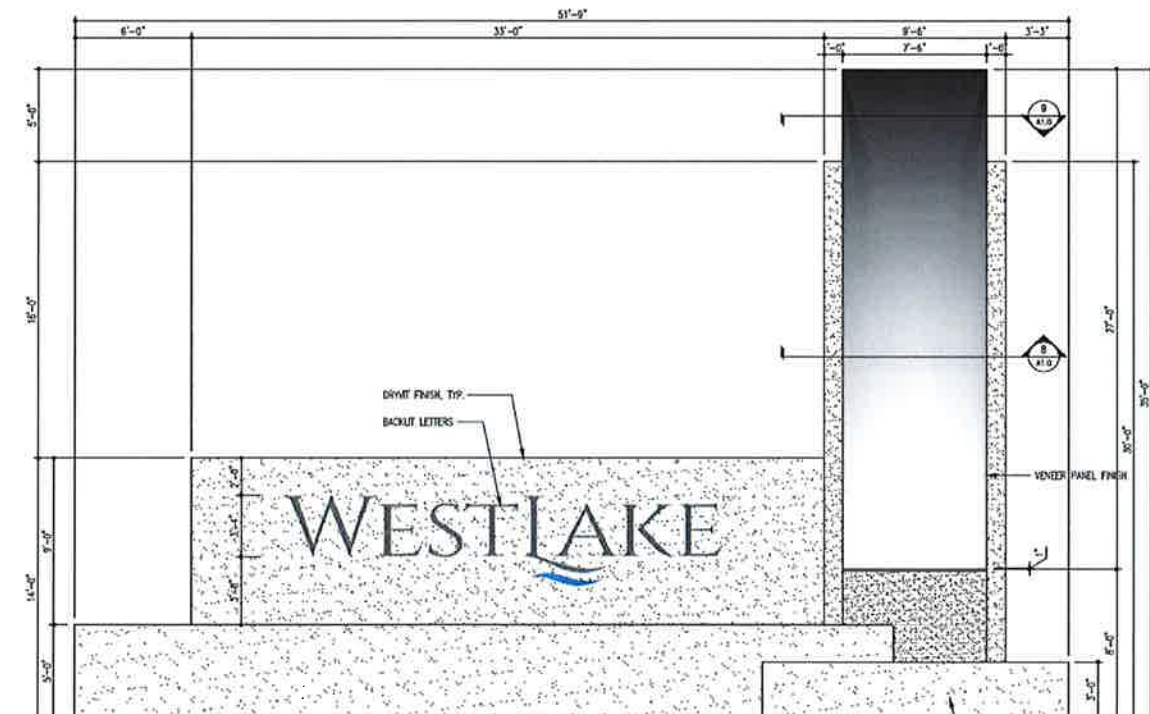
MEASUREMENTS	APPROVED MONUMENTS	PROPOSED MONUMENT	PERCENTAGE OF CHANGE
HEIGHT	30'	35'	+ 16%
WIDTH	40'	52'	+ 30%
OVERALL SF	390 SF	824 SF	+211%

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APPROVED



PROPOSED



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Final Master Signage Plan

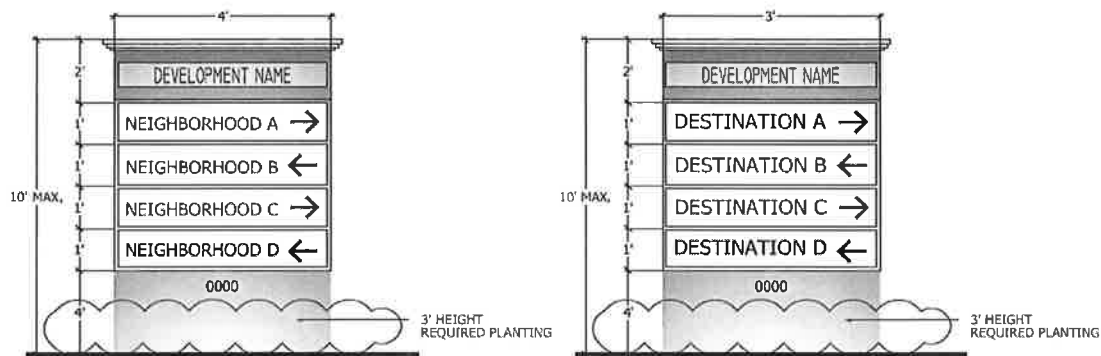
The current Final Master Signage Plan (FMSP) is proposed to be amended to incorporate an updated design style, provide distinct standards for residential and non-residential signage, and establish addressing standards. The current FMSP provided generic styling and design for the directional signs and pod entry monument signs. The proposed design-related changes to the various sign types better portray the theming of the Westlake community.

The directional signs will be updated to reflect the theming and design of the Westlake community. The minimum and maximum dimensions of the approved directional signs will remain the same. Below is a comparison between the approved and proposed directional signage.

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APPROVED

DIRECTIONAL SIGN 

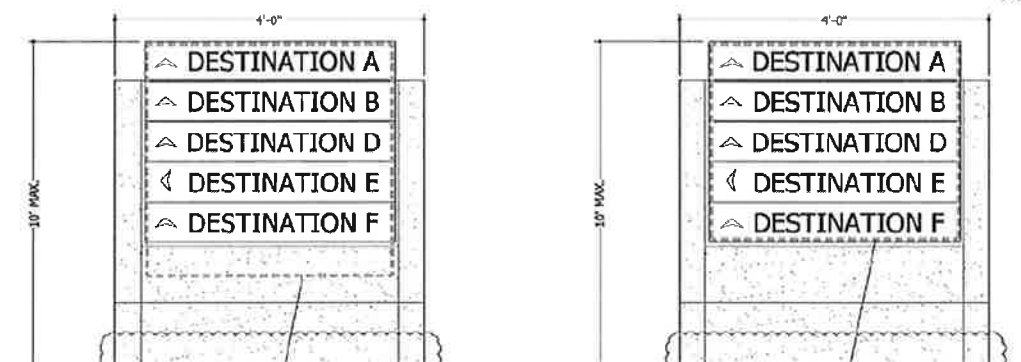


RESIDENTIAL
 SINGLE FACED SIGN
 SIGN FACE AREA: 24 SF PER SIDE

NON-RESIDENTIAL
 SINGLE FACED SIGN
 SIGN FACE AREA: 20 SF PER SIDE

PROPOSED

DIRECTIONAL SIGN 



RESIDENTIAL
 SINGLE FACED SIGN
 SIGN FACE AREA: 24 SF MAX.

NON-RESIDENTIAL
 SINGLE FACED SIGN
 SIGN FACE AREA: 20 SF MAX.

The current FMSP does not differentiate between residential and non-residential pod entry monument signs. It is important that the pod entry signage relate to the type of pod it represents; therefore, the proposed request distinguishes between monument signs for residential pods and ones for the non-residential pods. Below is a comparison between the approved and proposed pod entry monument signage.

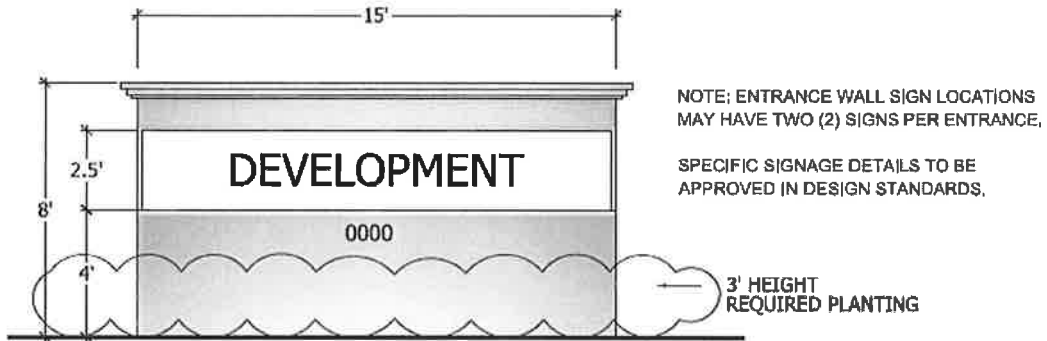
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APPROVED

POD ENTRANCE GROUND SIGN



NTS



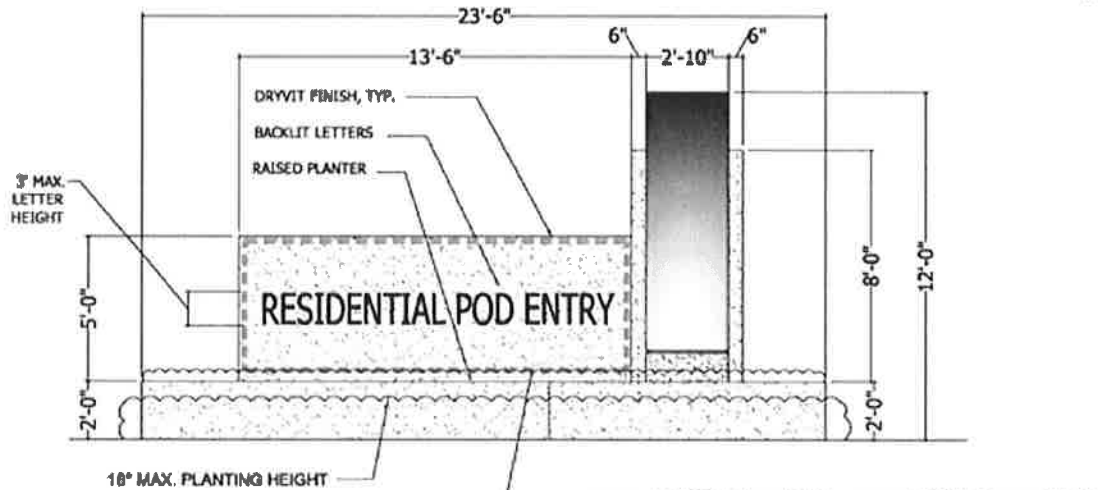
SINGLE FACED SIGN
 SIGN FACE AREA: 60 SF PER SIDE

PROPOSED

RESIDENTIAL POD ENTRANCE GROUND SIGN



NTS

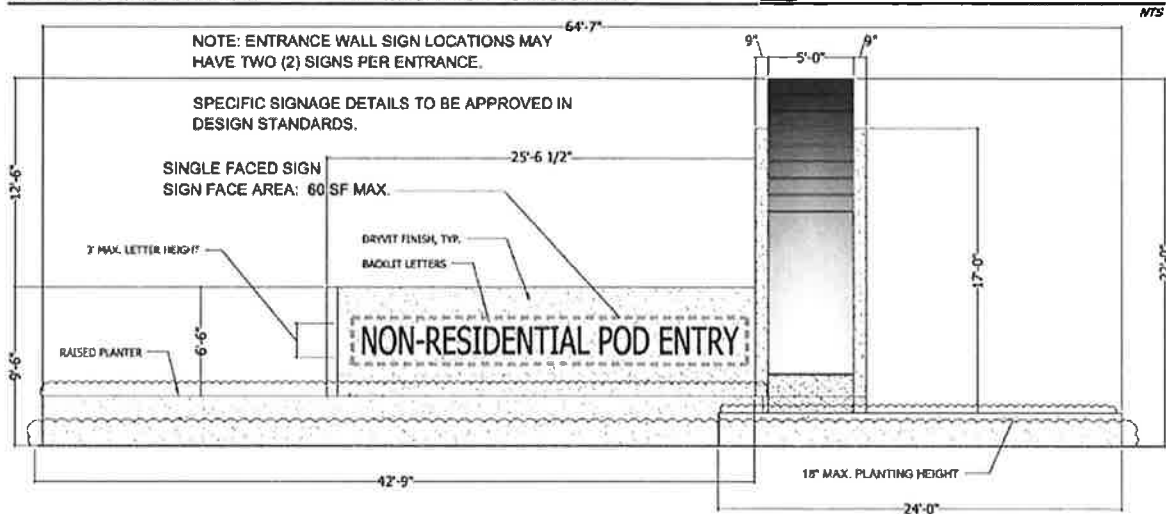


SINGLE FACED SIGN
 SIGN FACE AREA: 80 SF MAX.

SPECIFIC SIGNAGE DETAILS TO BE APPROVED IN DESIGN STANDARDS.

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NON-RESIDENTIAL POD ENTRANCE GROUND SIGN 



The current FMSP does not speak to building addressing; therefore, minimum requirements have been added to the FMSP. Separate requirements are proposed for residential and non-residential buildings. The residential addressing text is proposed to be a minimum of four inches high and the non-residential addressing will be a minimum of eight inches high.

RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

NTS

 12345678

NON-RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

NTS

 12345678

Consistency with Development Order Conditions of Approval

The proposed modifications the TTD Design Standards document bring more specificity to the previously approved monument features. All of the modification achieve the initial intent of the TTD Design Standards.

As part of the subject application, the Applicant would like to provide City staff with a status update of the applicable conditions of approval within Resolution 2014-1646. The following conditions are related to the "context-sensitive community identification monuments":

Planning – No. 16, 37, 43, 47

The table below demonstrates how the applicable conditions of approval have been previous satisfied by the certified TTD Design Guidelines and how the proposed amendment continues to be in compliance with the conditions.

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CONDITIONS	STATUS
PLANNING-LAND USE ORDINANCE	
16. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Seminole Pratt Whitney Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING -Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
37. Prior to Final Master Plan approval by the DRO, the Property Owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the Persimmon Road Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards (DRO: PLANNING –Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.
43. Prior to Final Master Plan approval by the DRO, the property owner shall submit detailed architectural and landscape plans for the proposed "context-sensitive community identification monuments" within the "Town Center Parkway" Rural Parkway that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (DRO: PLANNING- Planning)	The condition was satisfied with the approved TTD Design Guidelines. Certified by the DRO on 7/8/15.

Conclusion

The proposed TTD Design Standards amendment is in compliance with the Comprehensive Plan, Westlake Conceptual Plan, and conditions of approval of the Development Order. The Applicant looks forward to working with staff to address any questions that may arise as a result of your review.

minto
WESTLAKE

design
STANDARDS

PALM BEACH COUNTY, FLORIDA



2017

City of Westlake



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MAY 30 2017

Received





Minto Westlake
Rezoning and Master Plan Submittal
Design Standards

April 27, 2015

Revised May 22, 2015, Revised June 22, 2015, Revised July 9, 2015, Revised April 24, 2017, Revised May 30, 2017

CH #13-0518

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Minto West TTD Design Standards

...

Pursuant to section 2.A.1.G.3.g.3 Design Standard Alternative, TTD/R-2014-00094 and Ordinance 2014-030 approved on October 29, 2014, the applicant is providing Design Standards in place of a Preliminary Regulating Plan. The Zoning Director may grant this request at DRO. Design Standards have been provided in place of a Regulating Plan due to the scale of the Minto West project as well as the long term build out planned for the project. Each pod will be required to provide Design Standards when submitting for final site plan approval and these standards will be updated at that time if applicable. At that time, the details of the site elements will be defined for each pod. The TTD zoning designation provides the framework for applying these Design Standards to achieve the intent of the Agricultural Enclave statutory requirements, which require New Urbanism concepts. The Design Standards included herein identify the four elements typically required in Preliminary Regulating Plans and therefore meet the intent of the Regulating Plan: focal points, exemplary features, public amenities and signage.

TRADITIONAL TOWN DEVELOPMENT

INTRODUCTION

Minto West is a 3,788.60-acre parcel located east and west of Seminole Pratt Whitney Road, south of 60th Street North, and north of 50th Street N, east of Mead Hill Drive and 44th Street North, east of 190th Terrace North and west of 140th Avenue North. The property is currently in active agriculture, with built parcels including a utility site and a packing plant. The site is an Agricultural Enclave pursuant to Section 163.3162, Florida Statutes. The statute requires lands designated as Agricultural Enclaves to include appropriate new urbanism concepts such as clustering, mixed-use development, and the creation of rural village and city centers. The Design Standards are structured to achieve these principles.

Minto West has been given the zoning designation of Traditional Town Development (TTD). The regulations of the TTD are specifically designed to encourage mixed-use development, have residences in close proximity to shopping, employment, and recreational uses, provide a range of housing types, human-scale neighborhoods, and provide efficient circulation systems for vehicles, pedestrians, and non-motorized forms of transportation. The TTD zoning designation provides the framework for applying these Design Guidelines to achieve the intent of the Agricultural Enclave statutory requirements. The TTD is comprised of three transect zones, in accordance with the Comprehensive

Plan: Natural, Suburban, and Urban. The transect zones allow the clustering of density to promote a variety of neighborhoods and housing types and act as a transition area between the Agricultural Enclave and adjacent existing communities.

TRANSECTS

In accordance with the Comprehensive Plan, the various land areas within the project will be classified into three different Transects: Natural, Suburban, and Urban. The transect zones act as the essential elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as a transition areas between the Enclave and adjacent existing communities.

NATURAL TRANSECT

The Natural Transect includes landscape buffers, landscaping, recreation, conservation, greenways, pastures, agriculture, preservation, wetlands, water management tracts, and well fields. The Natural Transect encompasses a minimum of 55 percent of the site. Additional open space and recreation areas will be located within the individual pods, putting the total natural area within the property at approximately 60 percent. The Natural Transect shall define the boundaries of the TTD, except where the property existing abuts schools or commercial areas. The Natural Transect may also be located throughout the TTD to provide open space and connectivity within and between neighborhoods.

SUBURBAN TRANSECT

The Suburban Transect includes all of the residential pods, both Traditional Neighborhood Development (TND) and Planned Unit Development (PUD). Approximately 30 percent of the TTD property will be located within the Suburban Transect. The allowable density range within the Suburban Transect is 0.5-6 dwelling units per acre. Each TND and PUD is designed to provide the highest concentration of residential density at its center surrounding a neighborhood park. Extending outward from the center, the densities decrease to the edges of the neighborhood. The lowest densities would occur at the perimeter of the neighborhood. This development pattern is achieved through the integration of three subzones within the Suburban Transect: Neighborhood Center, Neighborhood General, and Neighborhood Edge.

NEIGHBORHOOD CENTER ZONE

The Neighborhood Center Zone is concentrated around a central neighborhood square and along residential collector roadways. This area allows for the clustering of residential dwelling units at higher densities, as well as the inclusion of appropriate public and civic uses. The Neighborhood Center may include multi-family, townhomes, and zero-lot-line home products. The Neighborhood Center Zone may abut the Neighborhood General and Edge Zones, but should be separated by alleys or roadways to allow transitions.

NEIGHBORHOOD GENERAL ZONE

The Neighborhood General Zone is generally located to provide a transition between the Center and Edge Zones. The General Zone allows for zero-lot-line and single-family home products. The Neighborhood General Zone may abut the Neighborhood Edge and Neighborhood Center Zones.

NEIGHBORHOOD EDGE ZONE

The Neighborhood Edge Zone allows for lower density, large lot single-family homes and shall be located along the outer perimeter of the TND neighborhood. The Edge Zone is designed to abut waterways and open space areas. Cul-de-sac street configurations may only occur within the Edge Zone.

URBAN TRANSECT

The Urban Transect include the Traditional Marketplace Development (TMD) and Economic Development



Center (EDC)/Multiple Use Planned Development (MUPD) pods, which constitute approximately ten percent of the TTD land area. The Urban Transect contains the vast majority of the nonresidential uses permitted within the project, and has opportunity to include residential uses into the TMD as well. The TMD will include much of the retail and commercial uses and the EDC will contain the employment-oriented and R&D uses.

NATURAL TRANSECT

Minto West will utilize generous Natural Transect areas along all public interfaces, including adjacent property boundaries and public rights-of-way, as well as along all major thoroughfares that pass through the community, all of which will be linked to each other. The location of these areas can be found on the Conceptual Plan and the Transect Plan.

PERIMETER BUFFERS

The Natural Transect areas along the perimeter of the development will be a minimum of 400 feet wide, with some areas as wide as 1,000 feet. Illustrations of the perimeter buffers is included in Appendix 7. The perimeter buffers will incorporate naturalized landscape and waterways that are interwoven into the internal residential pods, as well as those for other land uses, including commercial, institutional, and recreation. Portions of the perimeter will also include multimodal pathways and bridle trails.

WATERWAYS

In addition to the land-based system of open spaces, the community will feature an extensive network of interconnecting waterways that will provide the aesthetic and thematic benefits of water, as well as the recreational benefit of getting around the community by kayak, paddleboard, or canoe. The locations of these areas have been shown on the Conceptual Plan and the Preliminary Master Plan. The waterways will be designed to beautify the interior and perimeter of the development, to separate land uses both internal and external to the community, and to reflect the soothing presence of water as a unifying design element throughout the site. Routes accommodating kayakers and canoeists will be measurable in miles, and special engineering measures have been incorporated into the design of the roadway system to allow these recreation routes to pass under bridges along key roads.

SUBURBAN TRANSECT

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

GENERAL

The purpose of the Traditional Neighborhood District (TND) is to offer an alternative to contemporary neighborhoods designed around the automobile. The TND's within Minto West strive to establish a specific neighborhood identity and focus with a pedestrian-oriented design. Each neighborhood will contain a range of housing types as well as residential, civic, and open space land uses in close proximity to one another. Intermingling residential areas with open space and recreational opportunities encourages walking and bicycling, which in turn reduces the need for local automobile trips. Multimodal pathways and vehicular streets will be bordered by natural waterway features and other scenic areas. Additionally, safe and efficient circulation systems for pedestrians, cyclist, golf carts, and automobiles will be implemented to emphasize connectivity within and to adjacent uses.

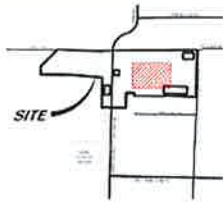
LAND USE DISTRIBUTION

Each TND will include a combination of diverse housing types, potential for civic opportunities, open space areas, and recreational parks.

BLOCK STRUCTURE

The street and sidewalk network within a TND shall be designed around a series of blocks, which provide visual and functional links within and between residential and open space areas. Ultimately, the blocks shall be connected to the exterior street network within the TTD. A block length shall adhere to the minimum and maximum thresholds listed within the County's ULDC.

LOCATION MAP

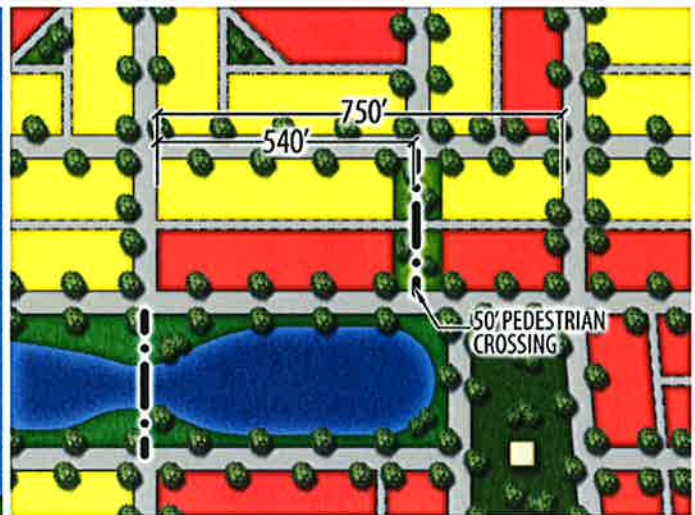


LEGEND

- NEIGHBORHOOD CENTRAL (4 DU/AC)
20% MIN. + 500 S.F. MINIMUM
- NEIGHBORHOOD GENERAL (1.5 DU/AC)
- NEIGHBORHOOD SQUARE (20,000-140,000 S.F.)
75% OF PERIMETER SHALL ADJUT
A STREET OR OTHER OPEN SPACE AREA
- NEIGHBORHOOD PARK (20,000 S.F. MIN.)
50% OF PERIMETER SHALL ADJUT
A STREET OR OTHER OPEN SPACE AREA
- COMMON USE AREA (5,000-20,000 S.F.)
- ARCHITECTURAL ELEMENT
- LAKE/BIOSWALE



Traditional Block Length



Traditional Block Length

STREET DESIGN

The residential roadways and alleys within the TNDs will be consistent with Table 3.F.2.A, TTD Street Design Standards by Tier. Variances may be requested from the table to allow for improved circulation and design. Each collector will contain two 11-foot travel lanes with sidewalks on both sides of the street. Local roadways will contain two 10-foot travel lanes with sidewalks on both sides of the street. Alley sections are 20-foot and 40-foot wide. The 20-foot section contains one 10-foot travel lane. The 40-foot section contains two 10-foot travel lanes with landscaped areas on either side. Portions or all of a TND may include alley-loaded



products, where the alley provides the main vehicular access to the dwelling unit. Roadway cross-sections will be provided at the submission of each TND pod Subdivision Plan.

Collectors or Local Residential Streets may be provided within the TND District. Collector roadways may be used to link to Thoroughfare roadways. Local Residential Streets will be located within the TND pod and used to connect dwelling units to Collectors and Thoroughfare roadways. Alleys or Residential Access Tracts may be provided to service rear-loaded lots.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways/sidewalks are provided throughout each TND neighborhood. Five-foot sidewalks are provided along both sides of the right-of-way. The walkways are lined with canopy trees and other vegetation to provide shade and shelter to pedestrians. All sidewalks within the TND will connect to the larger pedestrian network within the TTD.

BUILDING ORIENTATION & BUILD TO LINES

The homes within each TND shall front a street, neighborhood square, or neighborhood park to promote a traditional neighborhood design. Homes may include front porches and balconies to engage the pedestrian network, address the street, and keep "eyes on the street." Garages and accessory dwelling units will be set back sufficiently from the principle structure, as detailed in the County's ULDC. Garages may be accessed by rear alleys, where provided. To ensure the development of buildings oriented to the street, maximum and minimum setbacks set forth in the Agricultural Enclave Overlay (AGEO) will be adhered to.

LOT TYPES

Within the TNDs, the products will consist largely of detached zero-lot-line homes, townhomes, and some detached single family homes. This design is intended to contain higher densities as these pods are centered around the TTD urban core.

OPEN SPACE AND RECREATION

Every TND will include a mixture of community parks, neighborhood squares, neighborhood parks, and common use areas. A minimum of five percent of each TND pod will be dedicated to open space and recreation. All of the residential units within each TND will be located a 1,320-foot radius of accessible open space and recreation areas to allow residents to easily walk and bike to these areas. To further facilitate walkability within the TND, each open space and recreation area will be connected to the overall pedestrian network system. The open space and recreation areas will include passive and active uses, such as pedestrian benches, play equipment, and sports fields and courts.

PLANNED UNIT DEVELOPMENT

GENERAL

The purpose of the PUD is to provide opportunities for development patterns, which encourage creative architectural and site design. PUDs are also intended to incorporate logical street and transportation networks, large spans of open space and natural areas, and a variety of housing choices. The PUD pods within the Minto West TTD also provide a transition from the existing single-family product within the Acreage to the TTD urban core. For this reason, the PUD pods have been located around the perimeter of the TTD.

LAND USE DISTRIBUTION

The PUD pods will contain predominantly single-family housing types, as this pod is intended to act as a transition area within the TTD. Each pod will contain opportunities for civic uses, open space areas, and recreational parks.

STREET DESIGN

The local residential roadways within the PUDs will be consistent with PBC ULDC Table 3.F.2.A, TTD Street Design Standards by Tier. Where deviations occur, variances may be requested. The local residential roadways will contain two 10-foot travel lanes with sidewalks on both sides of the street. Roadway cross-sections will be

provided with the submission of each PUD pod Subdivision Plan. Collector and Local Streets may be provided within the PUD District. Collectors may be used to link to arterial roadways surrounding the neighborhood. A minimal number of cul-de-sacs will be incorporated into the street network, not to exceed the 20 percent threshold allowed within the TTD.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways are provided throughout each PUD neighborhood. Five-foot sidewalks are proposed along both sides of the roadway. The walkways are lined with canopy trees other and vegetation to provide shade and shelter to pedestrians. All sidewalks within the PUD will connect to the larger pedestrian network within the TTD.

LOT TYPES

Within the PUDs, the products will consist largely of detached single-family homes. This design is intended to create a transition between the existing residential product type and the TTD urban core.

OPEN SPACE AND RECREATION

Every PUD will include a mixture of community parks, neighborhood squares, neighborhood parks, and common use areas. A minimum of 40 percent of each PUD pod will be dedicated for open space. All of the residential units within each PUD will be within a 1,320-foot radius of accessible open space and recreation areas to allow residents to easily walk and bike to these areas. To further facilitate walkability within the PUD, each open space and recreation area will be connected to the overall pedestrian network system. The open space and recreation areas will include passive and active uses, such as pedestrian benches, play equipment, and sports fields and courts.

URBAN TRANSECT

TRADITIONAL MARKETPLACE DISTRICT

GENERAL

A unique aspect of the Minto West TMD is located east and west sides of Seminole Pratt Whitney Road. The TMD includes nonresidential uses. The thematic "Town Center" described in the community overview is a segment of the overall TMD and is located on the east side of Seminole Pratt Whitney Road. The Town Center will be the center of gravity for the TMD, embodying the spirit of traditional design principles specialized to reflect the historical character of small town Florida. The result will be a genuine "downtown" that will appear to have evolved over many decades. This theme will be reinforced by architectural features, historical atmosphere, and attention to design details that reflect the diversity of pattern, texture, form, and "aging" characteristic of a true, functioning small town commercial district.

PERMITTED USES

The TMD will include a mix of commercial, retail, office, and hotel uses. The specific uses permitted within Minto West are listed in PBC ULDC Section 3.B.17.E, Use Matrix.

BUILDING ORIENTATION & BUILD TO LINES

Buildings within the TMD will be designed to front on the street. Maximum setback requirements will be implemented to create buildings that engage the street, while allowing room for pedestrian elements, such as outdoor seating. Separations between buildings will be utilized to create interest and break up the façade.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways shall be located along both sides of the roadway. Sidewalks within the TMD will be connected to the overall TTD pedestrian network to allow residents from nearby neighborhoods to walk or bike to the commercial area. The buildings will be designed to incorporate arcades, awnings, and other architectural features designed to provide pedestrians protection from the elements. Outdoor seating areas



and plazas will also be an integral part of the pod to further engage pedestrians.

STREET DESIGN

The TMD will include a combination of Neighborhood Streets and Alleys, as well as "Main streets." The roadways within the TMD will be designed in a block structure as prescribed in the County's ULDC. Where deviations occur, variances may be requested. Roadway cross-section will be provided at the time the MUPD Subdivision Plan is submitted. Blocks will incorporate central plazas or squares to encourage a pedestrian environment within commercial areas. A minimum of two streets will be designated as Main streets. The Main streets will accommodate two-way traffic, include an intersection, and cross through the entire length or width of the TMD.

PARKING

In general, on-street parking will be provided on both sides of the street of two-way streets and on a minimum of one side of a one-way street. The Parking standards set forth in the County's ULDC will be incorporated into the design of the TMD.

MULTIPLE USE DISTRICT/EMPLOYMENT CENTER

GENERAL

The MUPD or "Employment Center" area is located at the southern portion of the property on the east and west sides of Seminole Pratt Whitney Road. The Employment Center pod will include a mix of nonresidential uses. The uses will be those consistent with the Economic Development Center (EDC). The EDC includes office and research parks, manufacturing, assembly of products processing, research and development, and wholesale distribution and storage of products. The MUPD will also include educational facilities. The MUPD is intended to be a source of employment and educational opportunities aimed to serve the existing and future residents of the project and the western communities.

PERMITTED USES

The uses proposed to be located within the MUPD are those consistent with the EDC. Details of the specific uses are listed in PBC ULDC 3.B.17.E, Use Matrix.

BLOCK STRUCTURE

The street and sidewalk network within a MUPD shall be designed around a series of blocks, which provide visual and functional links within and between the nonresidential uses and open space areas. Ultimately, the blocks shall be connected to the exterior street network within the TTD.

BUILDING ORIENTATION & BUILD TO LINES

To the extent possible, the building within the MUPD will front a street, accessible open space, or recreation area. Building will include arcades, awnings, and balconies to engage the pedestrian network, address the street, and keep "eyes on the street." To ensure the development of buildings oriented to the street, maximum and minimum setbacks set forth in the Agricultural Enclave Overlay (AGEO) will be adhered to.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways are provided throughout the MUPD. Sidewalks are proposed along both sides of the roadways to encourage a walkable EDC environment, where professionals and students can easily walk or bike around the pod. The walkways are lined with canopy trees, palms, and other vegetation to provide shade and shelter to pedestrians. All sidewalks within the MUPD will connect to the larger pedestrian network within the TTD.

STREET DESIGN

The collectors and roadways within the MUPD will be consistent with PBC ULDC Table 3.F.2.A, TTD Street Design Standards by Tier. Each collector will contain two 11-foot travel lanes with sidewalks on both sides of the street. Roadway cross-section will be provided at the time the MUPD Subdivision Plan is submitted.

Primary or Secondary Streets can be provided within the District. Primary streets may be used to link to Collector Streets and ultimately to the surrounding residential neighborhoods.

PARKING

Parking requirements shall be consistent with Section 3(A)(2)(e) of the County's ULDC. Each individual site plan shall demonstrate compliance with this requirement.

TTD PEDESTRIAN NETWORK

STREET/CIRCULATION SYSTEM

The TTD core roads will contain a range of street types to accommodate the needs of each residential and nonresidential pod. These streets can be identified on the Street Network Map (see Appendix 1) and the related street cross-sections are included in Appendix 2. Minto West shall be developed with enhanced vehicular connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Street Network reflects a hierarchy of streets that provide for circulation and access from the neighborhoods to the Thoroughfare Roads as well as between individual neighborhoods, civic uses, the Economic Development Center, and the Town Center. The thoroughfares shall be designed with opportunities for alternate modes of transportation such as multipurpose pathways, bike lanes, and bridle trails where appropriate. Open space areas along internal thoroughfares and rural parkways will range from a minimum of 30 to 80 feet in depth featuring waterways and landscape. Collector streets shall be designed in a pedestrian-friendly manner with significant landscape areas as well. Streets internal to the neighborhoods will be safe, comfortable, and interesting to the pedestrian.

MULTI PURPOSE PATHWAYS

Multi Purpose Pathways will be designed to accommodate walking, cycling, and golf carts, using a spacious 12-14-foot width, and sturdily constructed of seamless asphalt paving bounded by concrete ribbon curb. The locations of these pathways can be found in within the cross sections in Appendix 13. The intent is to present residents with opportunities to get from their homes to recreational, commercial, and institutional activities by methods other than driving their vehicles. Within the residential neighborhoods, as well as the Town Center and commercial areas where traffic speeds will be minimal, golf cart and automobile traffic will be intermixed. In areas where the multipurpose pathways run in the separate open space tracts, at-grade street crossings will be carefully designed for convenience and safety.

SIDEWALKS

Generous sidewalk systems will meander throughout the community. The location of the pathways is depicted in the Multimodal Network Plan (see Appendix 13). In certain cases, sidewalks will be located outside of the designated rights-of way (ROW). Sidewalks will be eight-feet in width. This sidewalk is in addition to the 10-foot multimodal path described above. The sidewalks will be lined with canopy trees to provide shade and shelter. All sidewalks within the TND and PUD will connect to the larger pedestrian network within the TTD. Sidewalks within the TMD and MUPD will be connected to the TTD pedestrian network to allow residents from nearby neighborhoods to walk or bike to the commercial areas. Buildings within the TMD will be designed to incorporate arcades, awnings, and other architectural features designed to provide pedestrians protection from the elements.

BRIDLE TRAILS

To preserve existing recreational pastimes of the surrounding area, bridle trails will be incorporated along portion of the perimeter Natural Transect open space areas of the property as depicted in in the Multimodal Network Plan (see



Appendix 13) and the Perimeter Buffer Cross-sections (see Appendix 7). The equestrian trails will run alongside scenic waterways and native vegetation. The external adjacent residential areas will benefit aesthetically from this amenity, as well as from the actual physical separation of several hundred feet from any residence within Minto West. The trail will be 8-feet wide and will be accessible to residents outside and within the Minto West community.

BICYCLE LANES

Bicycle lanes will also be provided on all collector roadways and within the Town Center. Within the Town Center, bicycle lanes will be five-feet wide and on collector roadways will contain five- and six-foot wide paths. All bicycle lanes have been incorporated within the right-of-way.

TTD TRANSPORTATION NETWORK

PALM TRAN

In coordination with Palm Tran, bus shelters will be provided along Seminole Pratt Whitney Road, the TTD Collector roads, and at the individual pod entrances. Additionally a Park-and-Ride lot will be located near the Economic Development Center as an additional means of fostering ridership within the western community.

COLLECTOR STREET CROSS-SECTIONS

The Minto West TTD will contain several street cross-sections based on the Collector streets outlined in *PBC ULDC* Table 3.F.2.A. The prescribed cross-sections have been modified based on two- and four-lane configurations and depending on whether on-street parking is provided (see Appendix 2).

The Town Center street cross-section (TC-1) will largely serve the area within and surrounding the Traditional Marketplace District (TMD). TC-1 is a 74-foot wide right-of-way with parallel parking on both sides of the street, five-foot bike lanes and six-foot sidewalks.



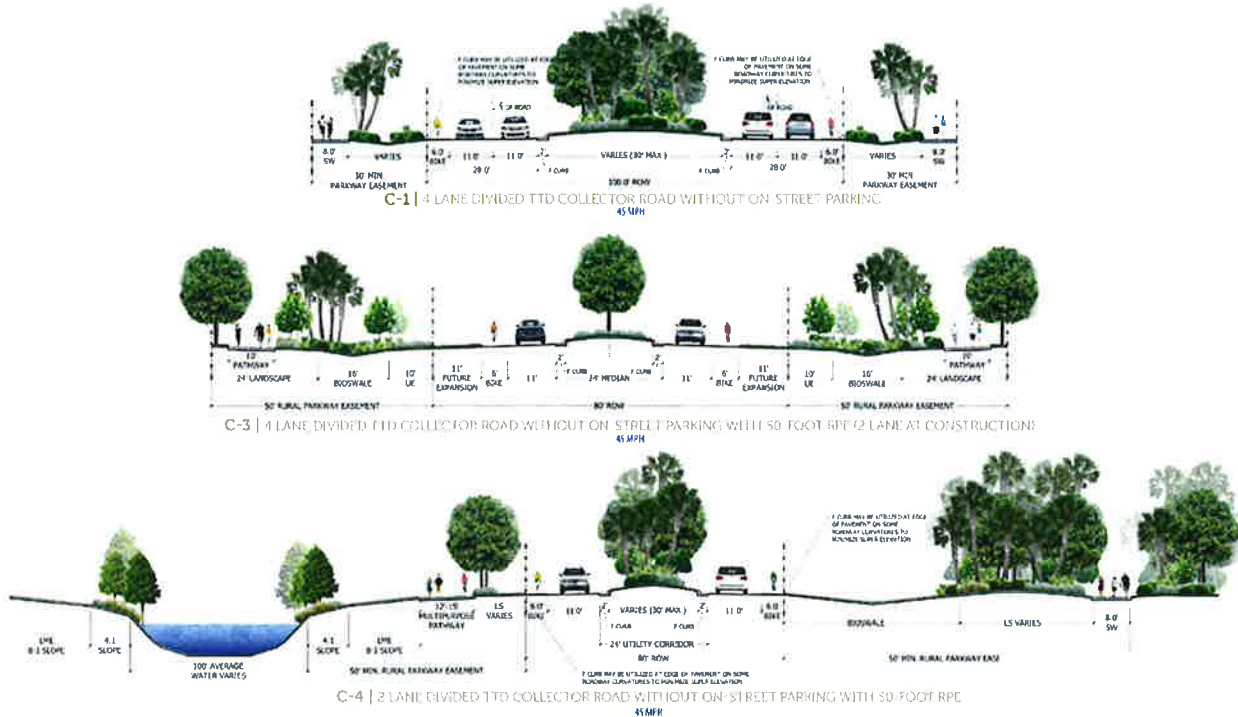
TC-1 | TTD COLLECTOR WITH ON STREET PARKING

30 MPH (LOW ROAD)

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETSCAPE CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

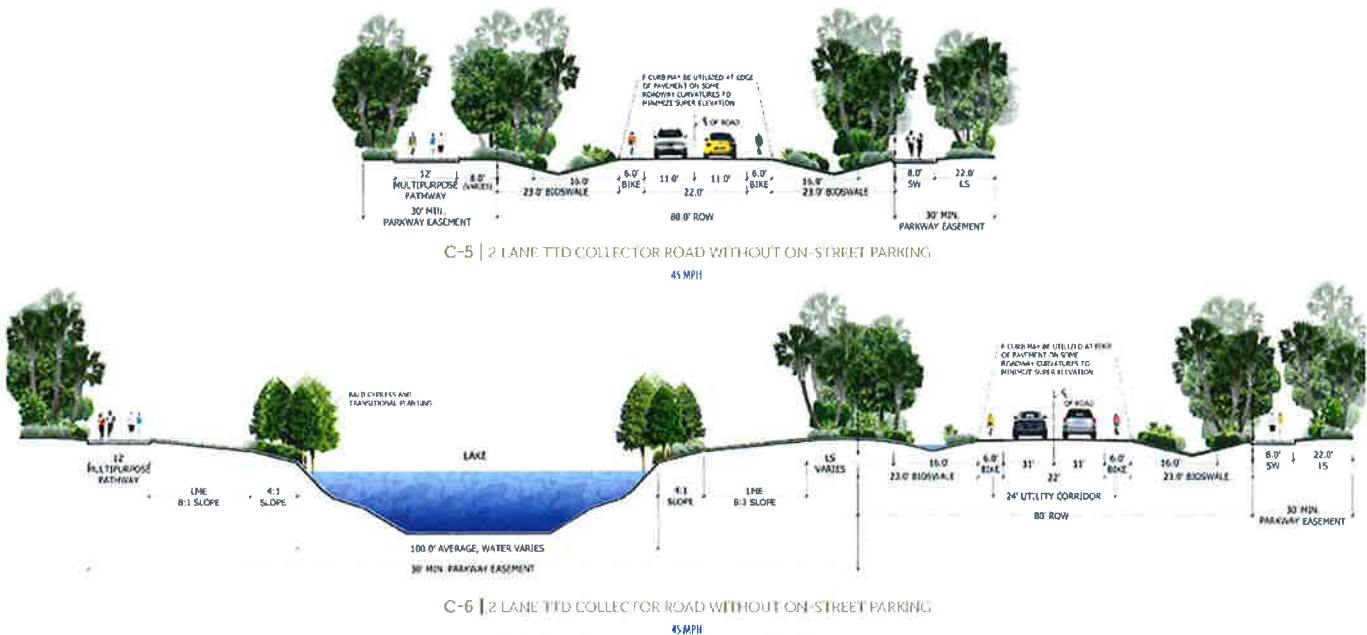
The Rural Parkway street cross-sections (C-1, C-3, and C-4) will serve the Rural Parkways, which are the main collector roads within the community. Cross-section C-1 is a 4-Lane divided collector road. C-1 is a 100-foot wide right-of-way with a parkway easement on either side. Cross-section C-3 is also a 4-Lane divided collector road. C-3 is

an 80-foot wide right-of-way with a parkway easement on either side. Cross-section C-4 is a 2-Lane divided collector road. C-4 is an 80-foot wide right-of-way with a parkway easement on either side.



NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETSCAPE CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

The Rural street cross-sections (C-5 and C-6) are located only on one roadway segment on the western portion of the property, west of Seminole Pratt Whitney Road. Cross-sections C-5 and C-6 are both 80-foot wide right-of-ways. Section C-6 is the same as section C-5, except C-6 has expanded parkway easement to include the lake.



NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETSCAPE CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.



The Suburban street cross-sections (C-7 and C-9) will serve the roadways surrounding the MUPD or EDC and the roadway segment between Pods M and N. Cross-section C-7 is a 4-Lane divided collector road. C-7 is an 80-foot wide right-of-way with a parkway easement on either side. Cross-section C-3 is also a 4-Lane divided collector road. C-3 is an 80-foot wide right-of-way with a parkway easement on either side. The sidewalks are located outside of the right-of-way within the parkway easement. Cross-section C-9 is a 2-Lane divided collector road. C-9 is an 80-foot wide right-of-way with sidewalks within the right-of-way.



C-7 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT O-STREET PARKING
45 MPH



C-9 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH
(* 8' SIDEWALK MAY MEANDER OUTSIDE OF ROW, SUBJECT TO PED EASEMENT.)

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETSCAPE CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

The Seminole Pratt Whitney street cross-section, T-1, will serve the Seminole Pratt Whitney Road corridor. Cross-section T-1 is a 4-Lane divided collector road. T-1 is a 120-foot wide right-of-way with an 80-foot wide rural parkway easement on either side. The 12-14-foot multipurpose pathways are located outside of the right-of-way within the parkway easement.



T-1 Seminole Pratt Whitney | ROAD SECTION EXHIBIT

NOTE: ROADWAY CROSS SECTIONS ARE CONCEPTUAL. LANDSCAPE IS ILLUSTRATIVE ONLY AND IS INTENDED TO DEMONSTRATE DESIGN INTENT. ROADWAY DESIGN AND LANDSCAPE MUST COMPLY WITH PBC LAND DEVELOPMENT AND STREETSCAPE CRITERIA, THE ULDC AND ANY CONDITIONS OF APPROVAL, OR A TYPE II VARIANCE OR ULDC AMENDMENT MAY BE NECESSARY TO IMPLEMENT THE ABOVE CROSS SECTION.

RURAL PARKWAY EASEMENTS

Rural Parkway shall be required adjacent all roadways identified on the PBC Thoroughfare Right-of-Way Map and as outlined in Resolution 2014-1646. The greenspace portions of the rural parkways may contribute to the minimum Natural Transect requirements. The rural parkways shall include the following minimum quantities per segment, per side of the road, as outlined in Resolution 2014-1646:

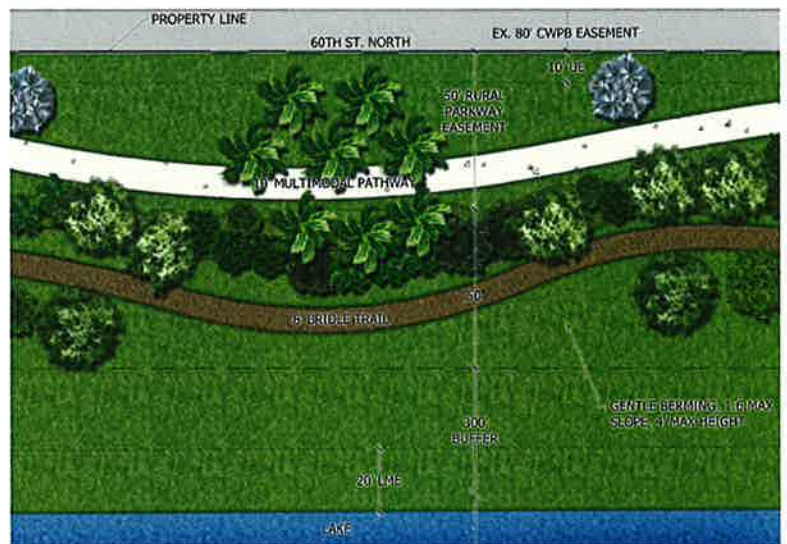
- Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
- Flowering, Trees, 1 per 2,000 square feet of Rural Parkway Easement;
- Palms, 1 per 1,800 square feet of Rural Parkway Easement;
- Pines, 1 per 4,000 square feet of Rural Parkway Easement;
- Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
- Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
- Small Shrubs, 1 per 200 square feet of Rural Parkway Easement;
- Turf grass and other groundcover as applicable for areas not planted with landscape material.

TTD BUFFERS

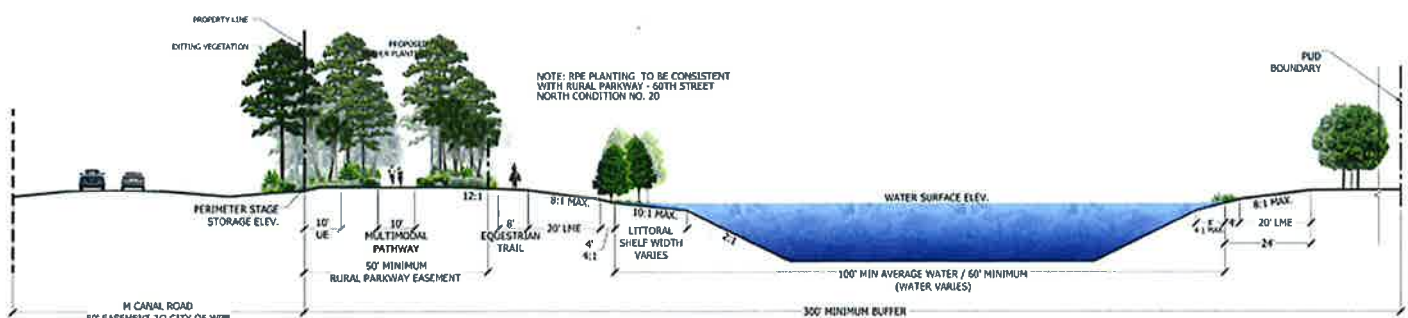
PERIMETER LANDSCAPE BUFFERS

In accordance with Landscape condition No. 2 in Resolution 2014-1646, portions of the south, east, and west property lines will include a 50-foot wide landscape buffer. The buffer shall have an approximate length of 22,230 linear feet and shall include:

- One canopy tree for each fifteen linear feet;
- One palm or pine for each twenty linear feet planted in clusters of five to seven palms or pines;
- Shrub requirements pursuant to a Type II Incompatibility Buffer. A minimum of ten percent of the required medium shrubs shall be Saw Palmetto;
- Buffer width may be reduced by twenty-five percent subject to requirements of Article 7.F.6. – Buffer Width Reduction; and,
- Implementation of the Landscape Buffers shall be in accordance with the Final Phasing Plan.



Cross-sections and plan views of typical perimeter buffer conditions are provided in Appendix 7.



CONTEXT SENSITIVE COMMUNITY IDENTIFICATION MONUMENTS

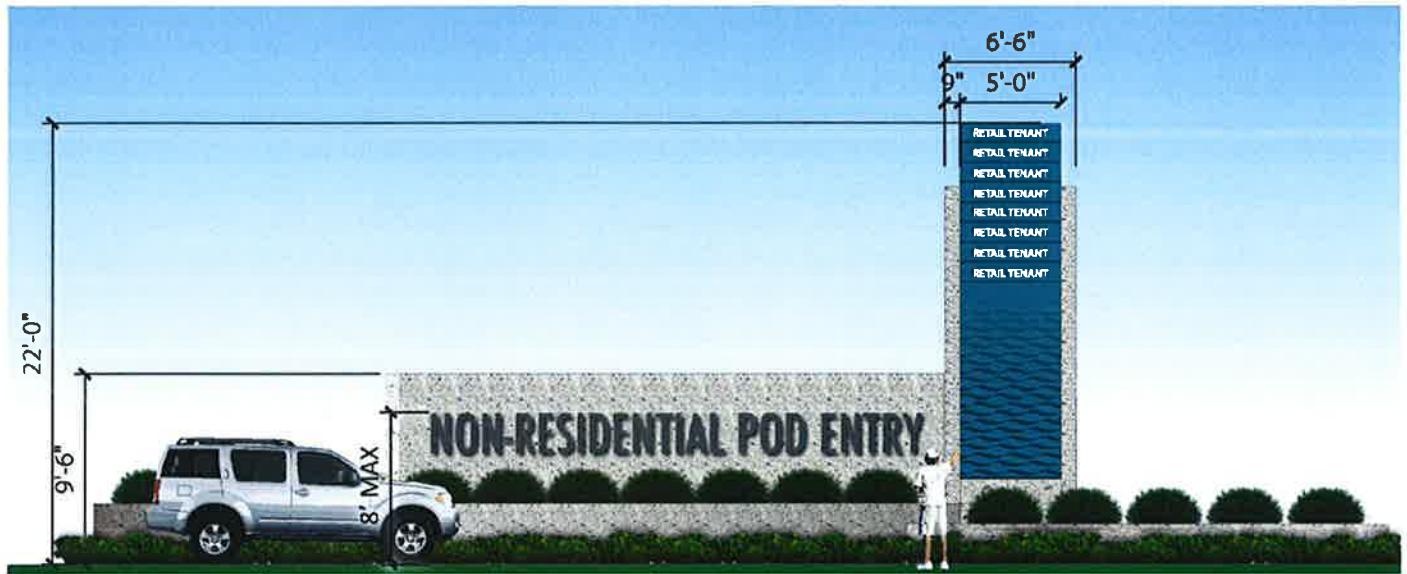
As outlined in the approving Resolution, the TTD is permitted to contain four Context Sensitive Community Identification Monuments. These monuments are to be located within the Seminole Pratt Whiney rural parkway. The purpose of the features is to iconically identify the entrances to the property and create a sense of place. See Appendix 14 for monument details and specifications.



TTD SIGNAGE

All signage located within the TTD shall be in accordance with Section 3.F.2(A)(6), Signage, of the County's ULDC. The TTD shall be permitted three types of signs as outlined in Appendix 16; pod entrance monument signs, building mounted wall signs and directional signs. All three signs have been depicted on the Master Sign Plan included herein reflecting maximum dimensions and sign areas. Each pod shall provide a master sign plan for review and approval by the DRO as a part of the final site plan application.

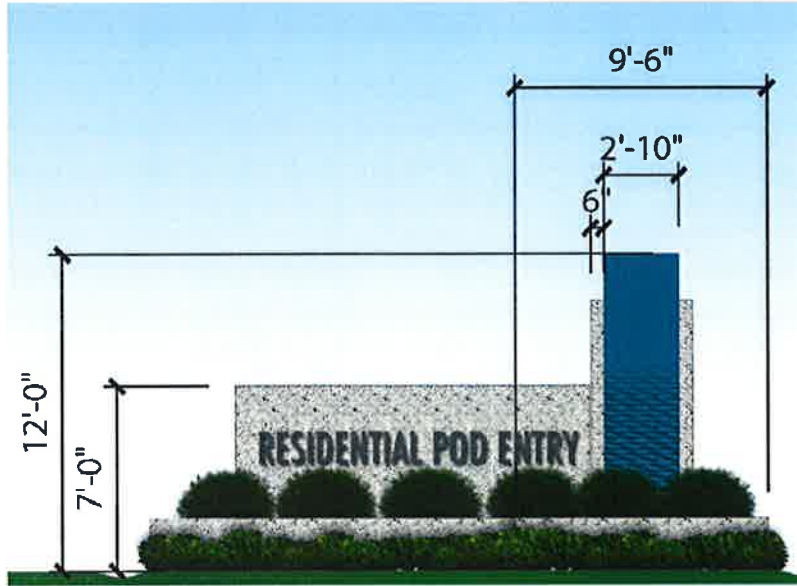
NON-RESIDENTIAL POD ENTRY MONUMENT SIGN



NON- RESIDENTIAL POD ENTRY MONUMENT SIGN WITH LANDSCAPE



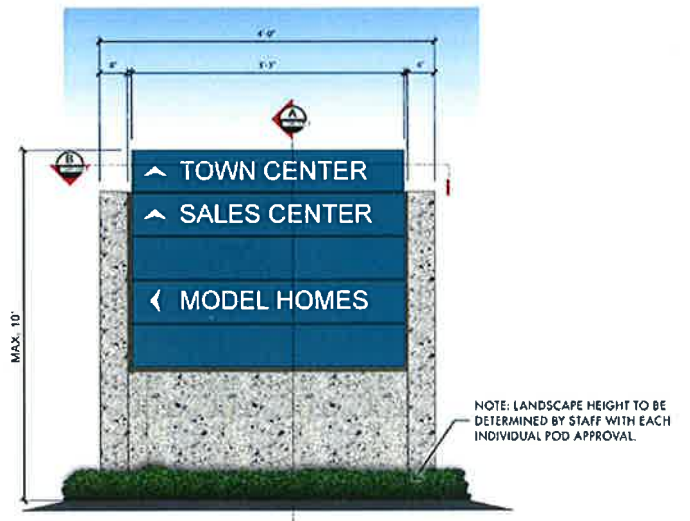
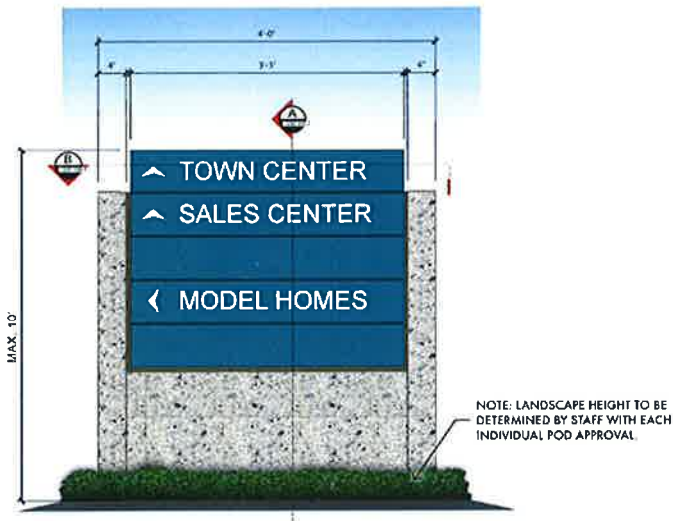
RESIDENTIAL POD ENTRY MONUMENT SIGN



DIRECTIONAL SIGNAGE

NON-RESIDENTIAL DIRECTIONAL SIGNAGE

RESIDENTIAL DIRECTIONAL SIGNAGE



TTD ARCHITECTURE

Buildings within the TTD shall be designed to address human scale and include a range of architectural features to create an attractive and varied streetscape. Where applicable, building frontages shall adhere to maximum building setbacks to provide a sense of enclosure for the street. Architectural detailing shall be applied to enliven facades and break up blank walls. Building recesses and protrusions shall be incorporated into the design to avoid the appearance of large massing. Breaks in the structures to allow for seating areas, green space, or other pedestrian amenities are encouraged to create inviting pedestrian environments. The Design Standards shall be amended to include architectural details specific to each pod at the time of application submittal for a particular pod.

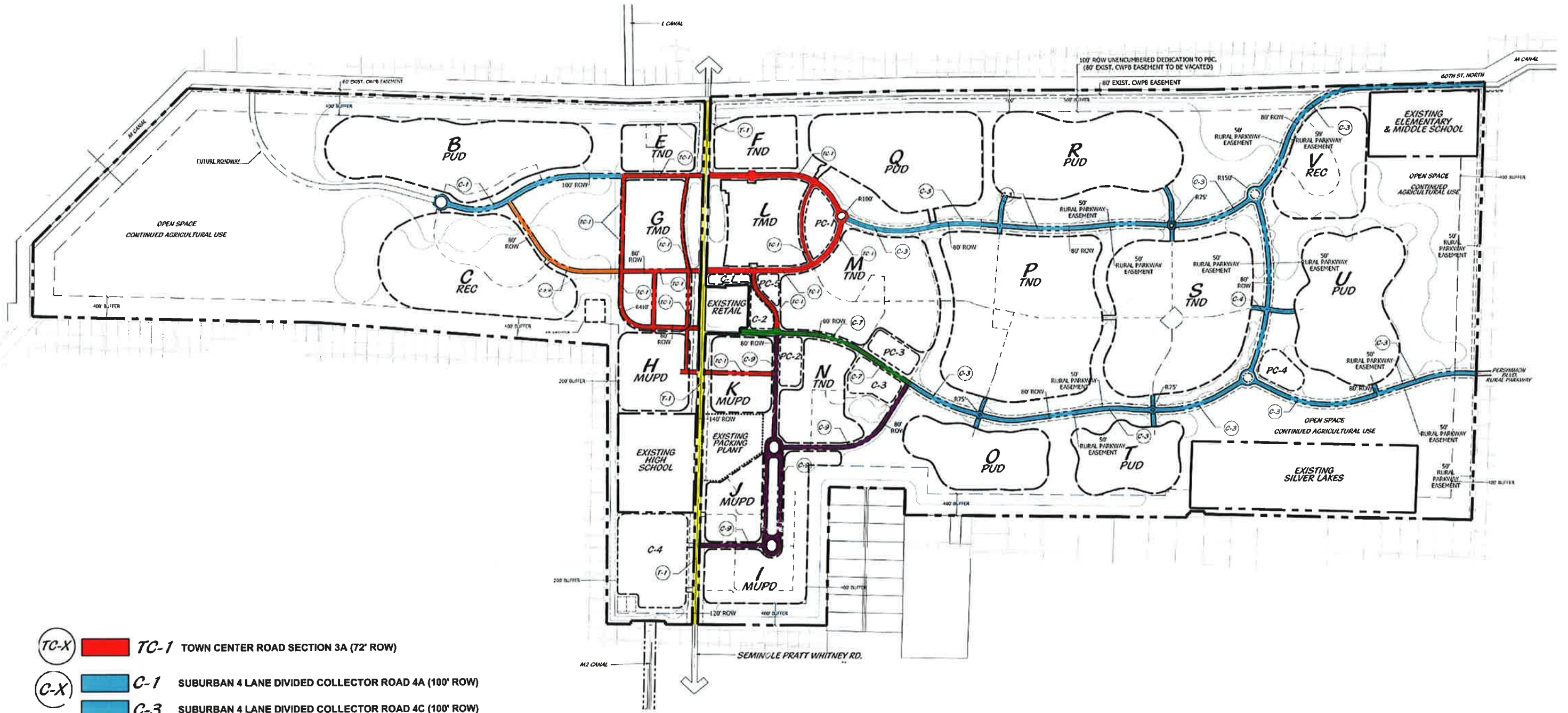
TTD LIGHTING

Lighting shall be implemented in accordance with Article 3 of the County's ULDC as it relates to AGE TTD. The subdivision application for each individual pod shall demonstrate compliance with this requirement.



APPENDIX





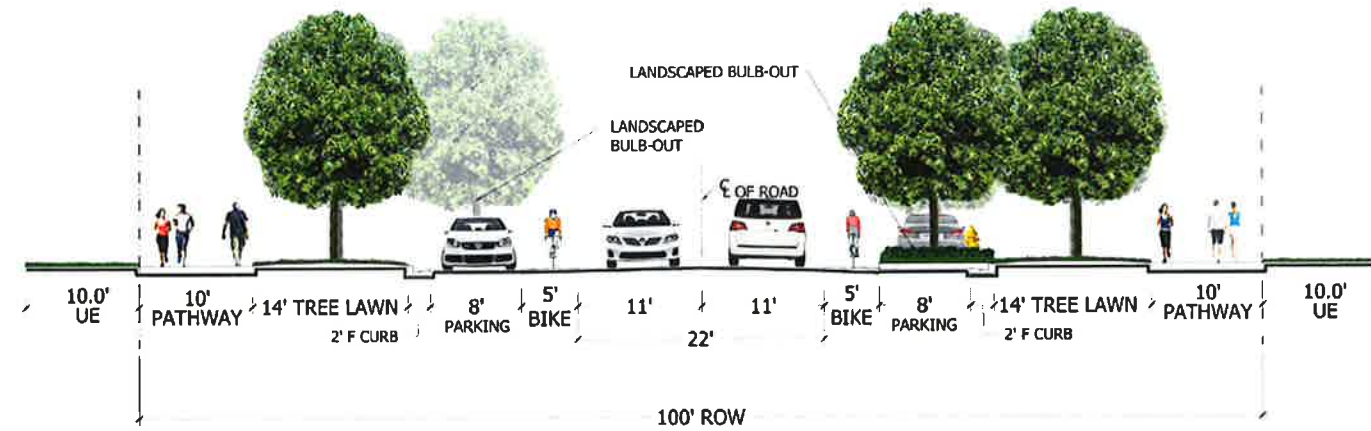
- TC-X** ■ **TC-1** TOWN CENTER ROAD SECTION 3A (72' ROW)
- C-X** ■ **C-1** SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD 4A (100' ROW)
- **C-3** SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD 4C (100' ROW)
- **C-4** SUBURBAN 2 LANE DIVIDED COLLECTOR ROAD 5A (80' ROW)
- **C-5** RURAL 2 LANE COLLECTOR ROAD 6A (80' ROW)
- **C-6** RURAL 2 LANE COLLECTOR ROAD 6B (80' ROW)
- **C-7** URBAN 4 LANE DIVIDED COLLECTOR ROAD 7A (100' ROW)
- **C-9** URBAN 2 LANE DIVIDED COLLECTOR ROAD 8A (80' ROW)
- **T-1**

City of Westlake

MAY 30 2017

Received

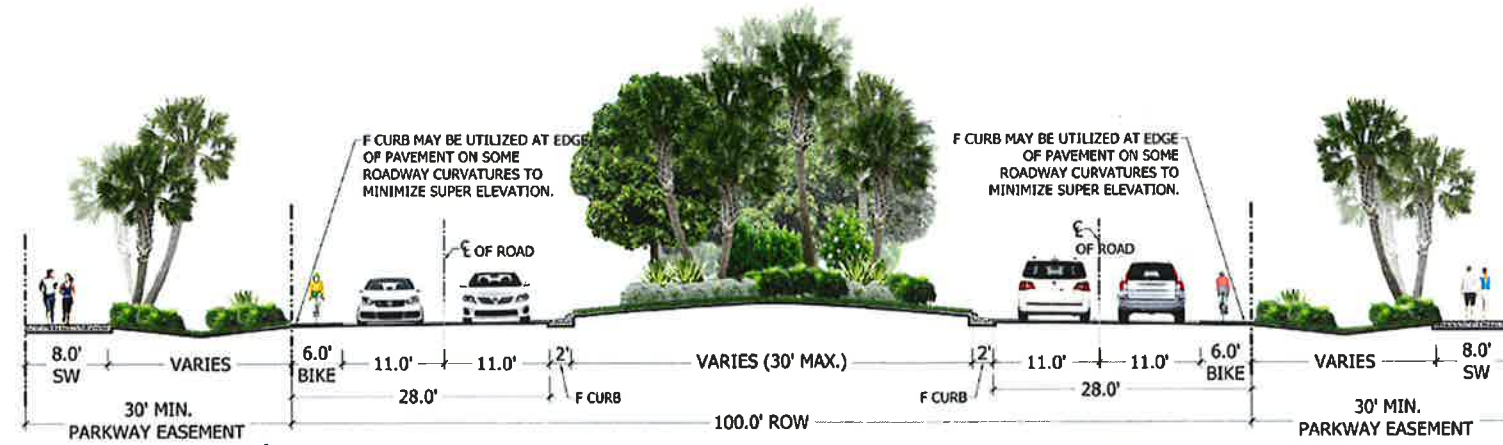




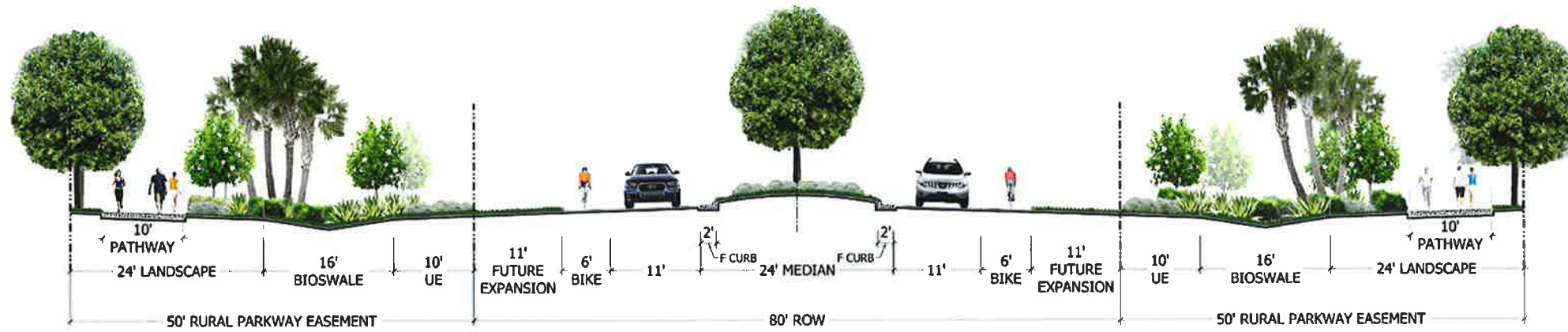
TC-1 | TTD COLLECTOR WITH ON STREET PARKING
30 MPH (LOW ROAD)

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.

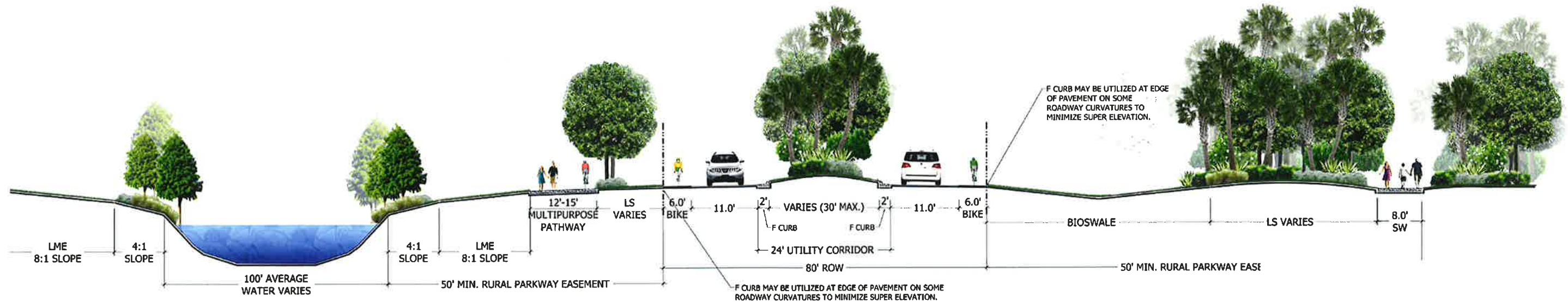




C-1 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING
45 MPH

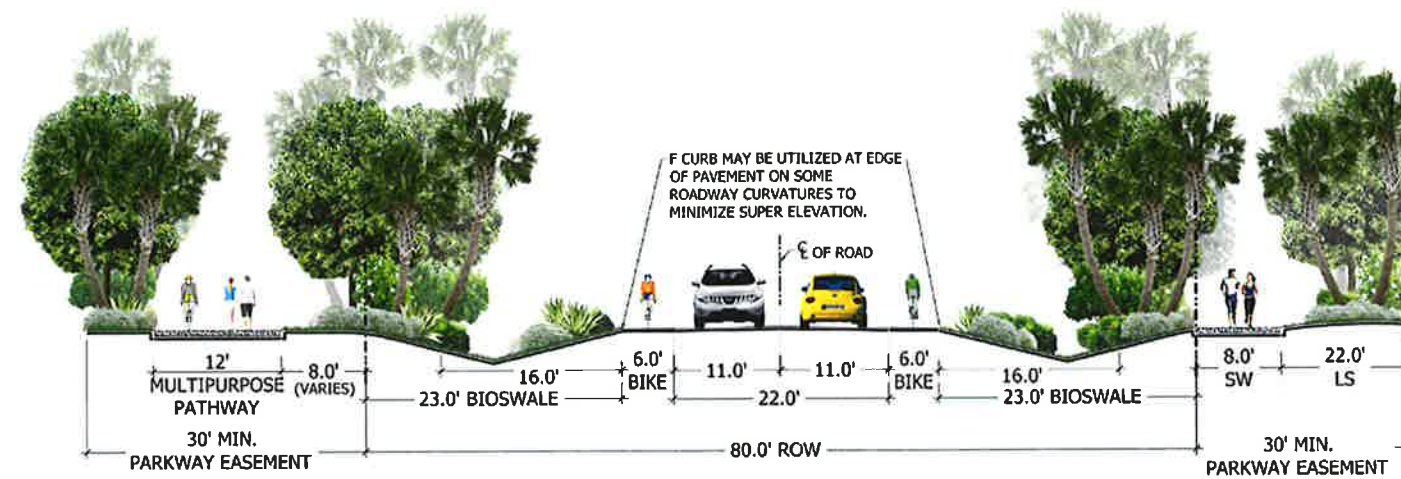


C-3 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE (2 LANE AT CONSTRUCTION)
45 MPH



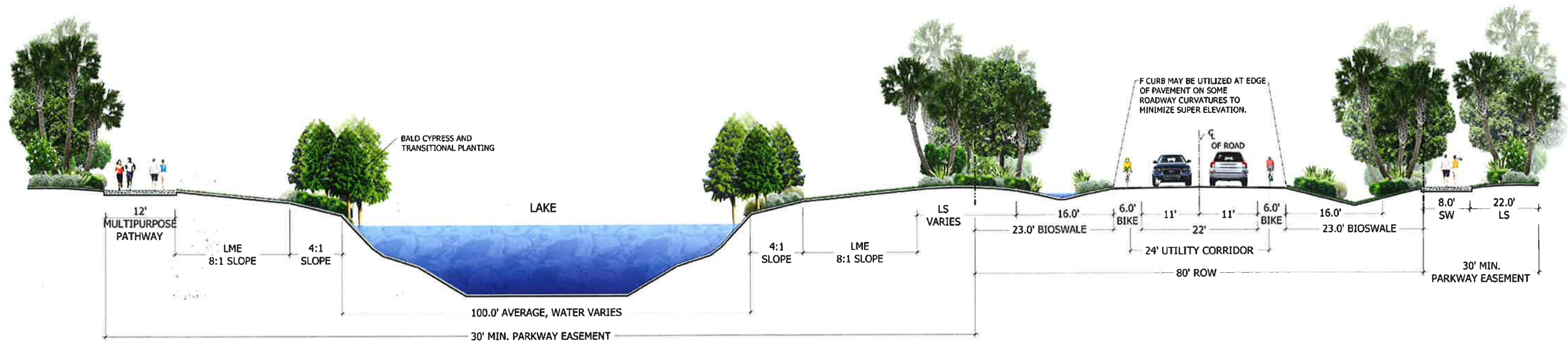
C-4 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING WITH 50-FOOT RPE
45 MPH

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.



C-5 | 2 LANE TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING

45 MPH

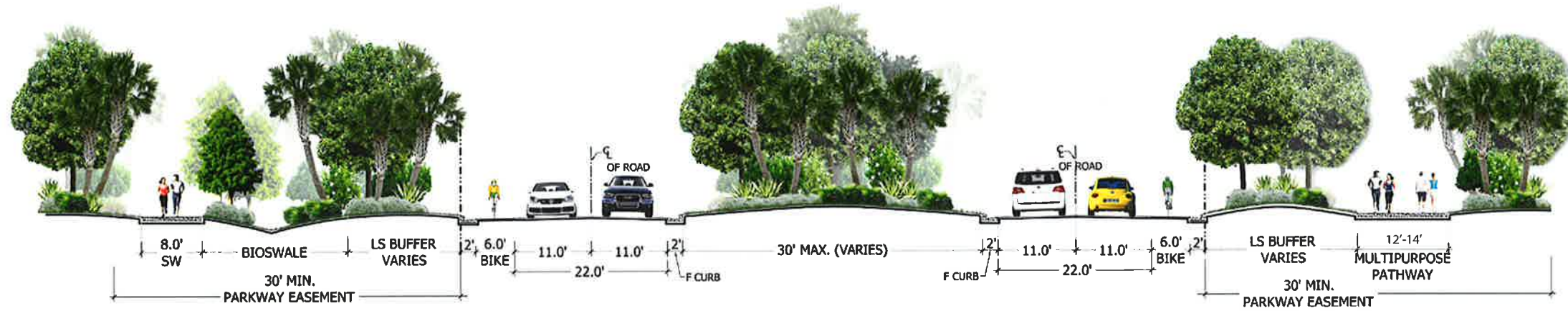


C-6 | 2 LANE TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING

45 MPH

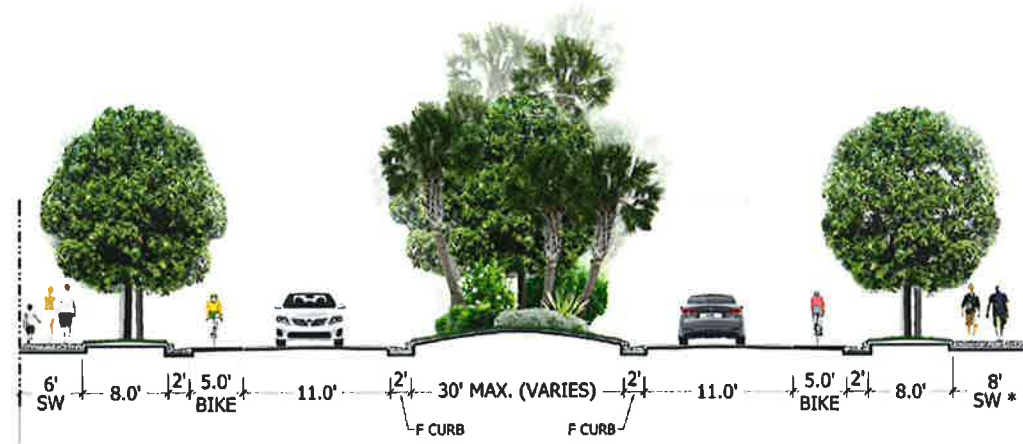
NOTE: SECTION C-6 IS THE SAME AS C-5 WITH EXPANDED PARKWAY EASEMENT TO INCLUDE LAKE

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.



C-7 | 4 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT O-STREET PARKING

45 MPH

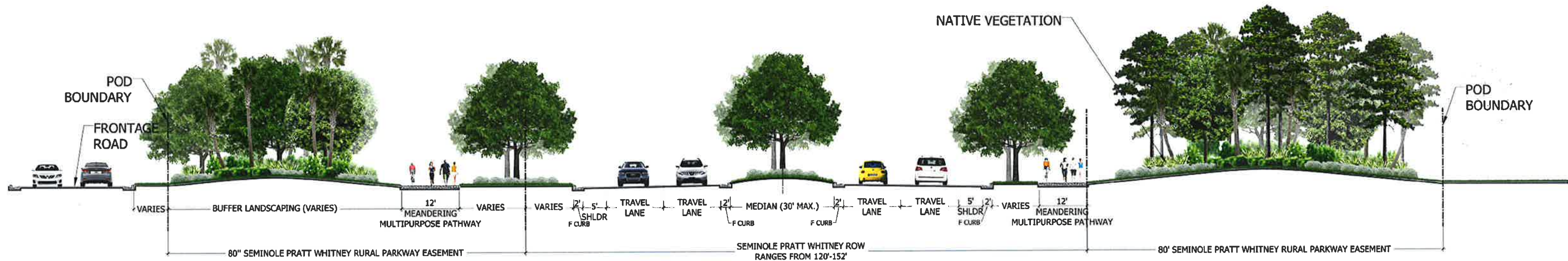


C-9 | 2 LANE DIVIDED TTD COLLECTOR ROAD WITHOUT ON-STREET PARKING

45 MPH

(*) 8' SIDEWALK MAY MEANDER OUTSIDE OF ROW. SUBJECT TO PED EASEMENT.

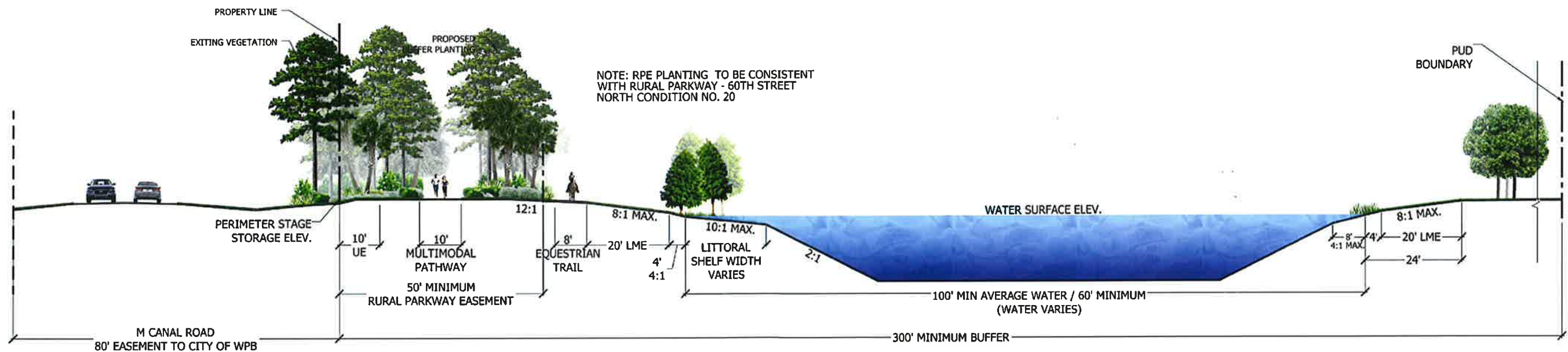
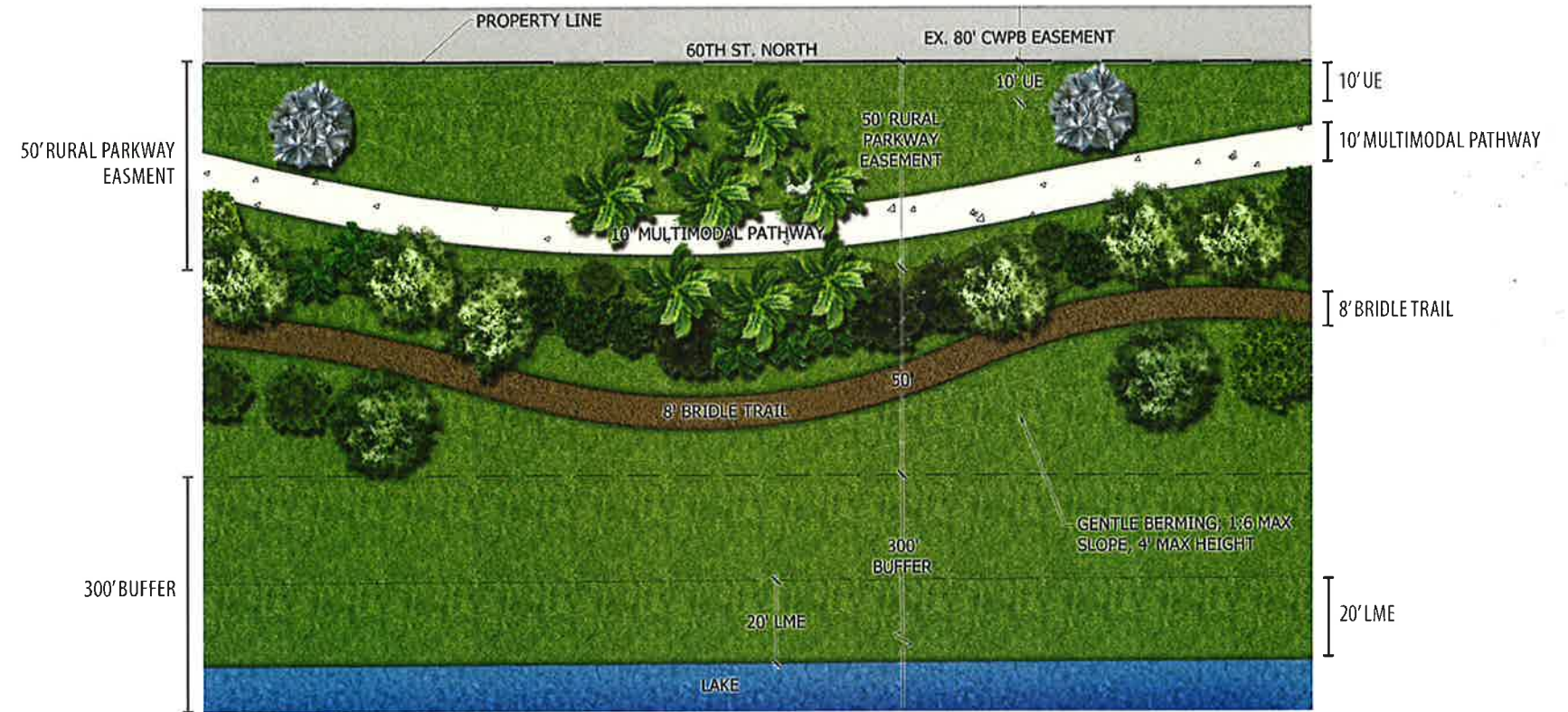
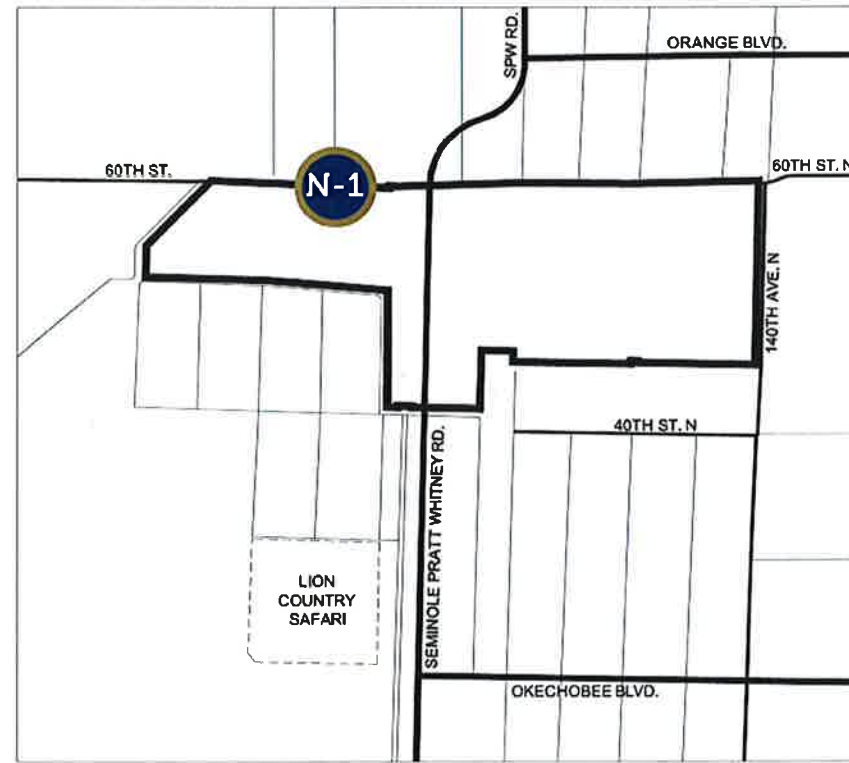
NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.



T-1 Seminole Pratt Whitney | ROAD SECTION EXHIBIT

N-1 | TYPICAL NORTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



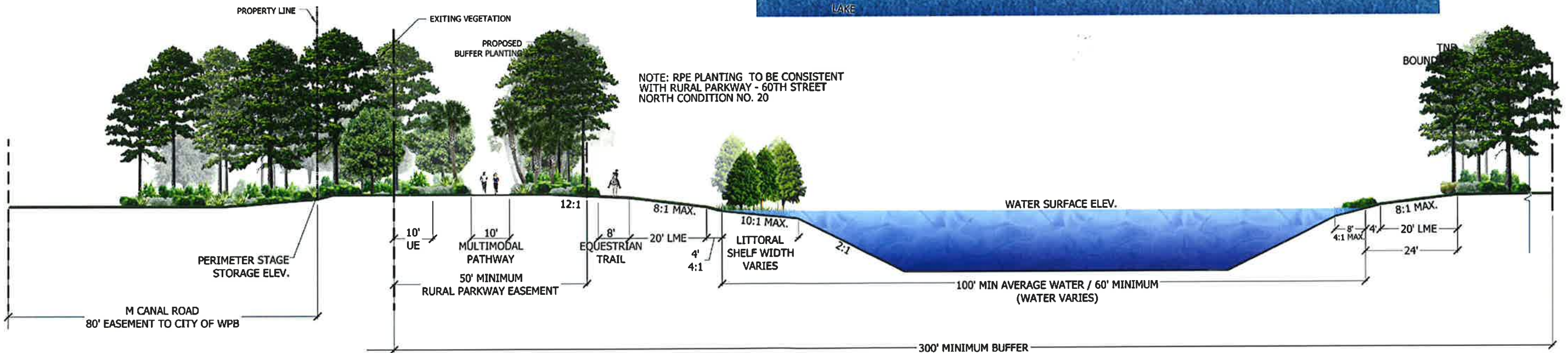
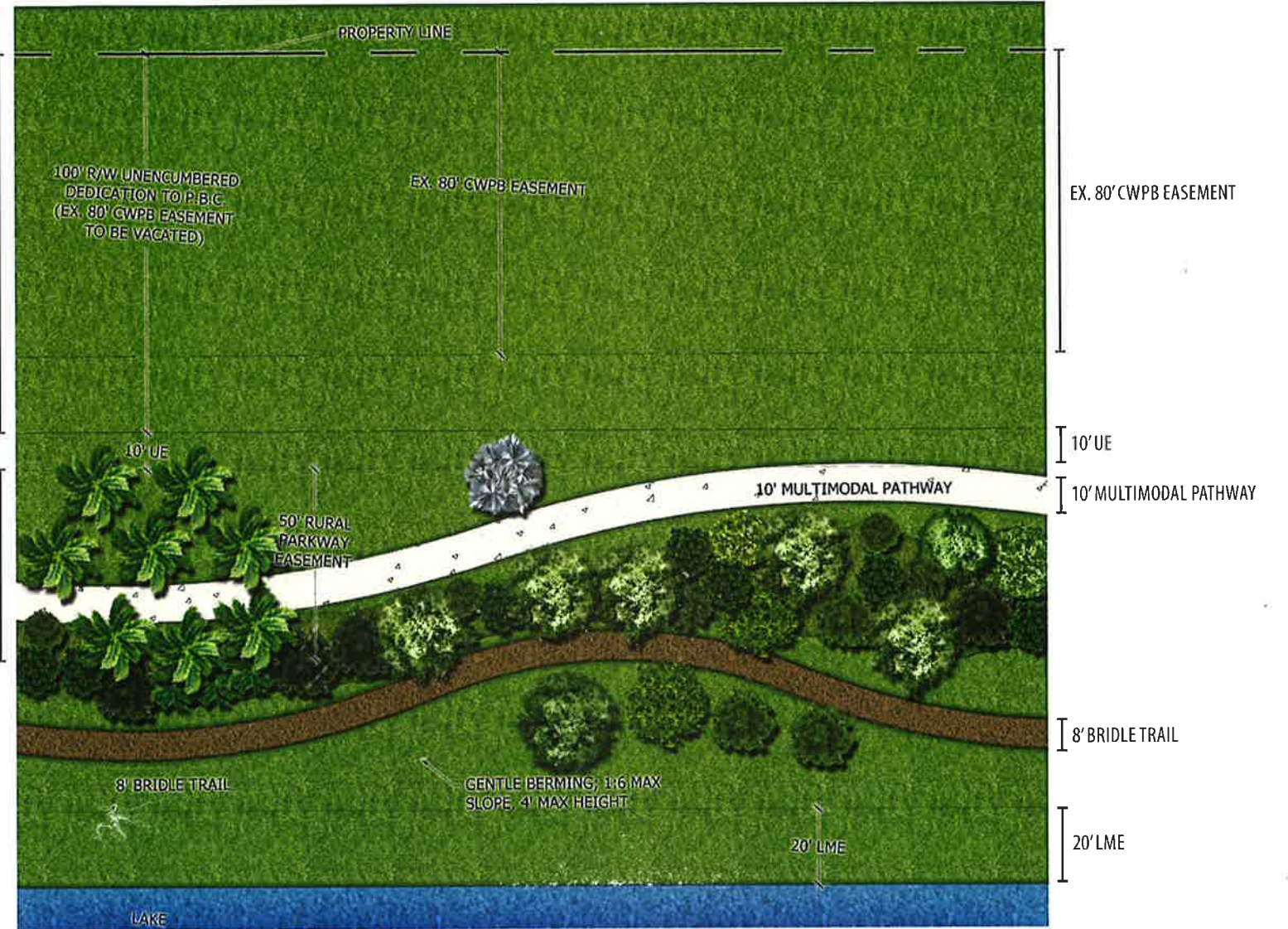
N-2 | TYPICAL NORTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



100' R/W UNENCUMBERED DEDICATION TO P.B.C. (EX. 80' CWPB EASEMENT TO BE VACATED)

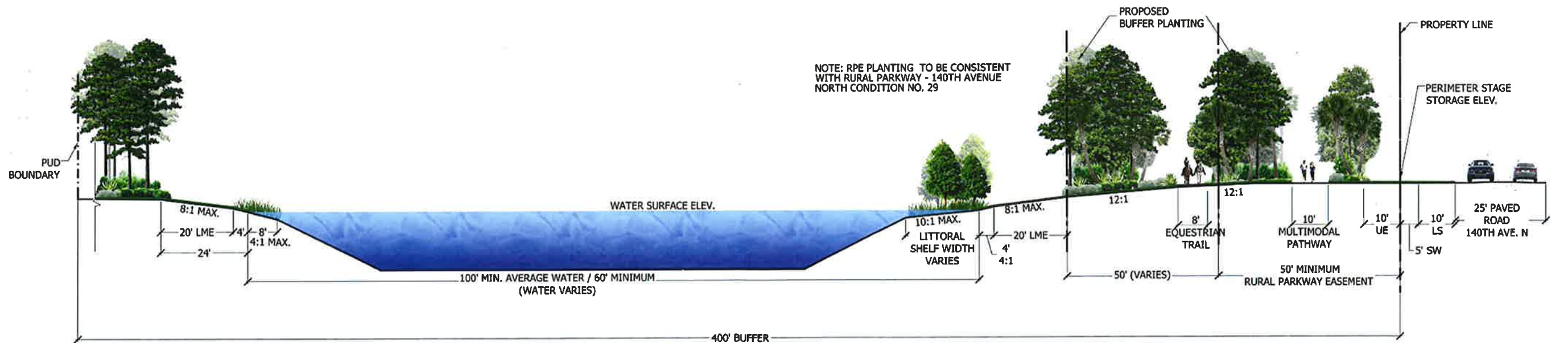
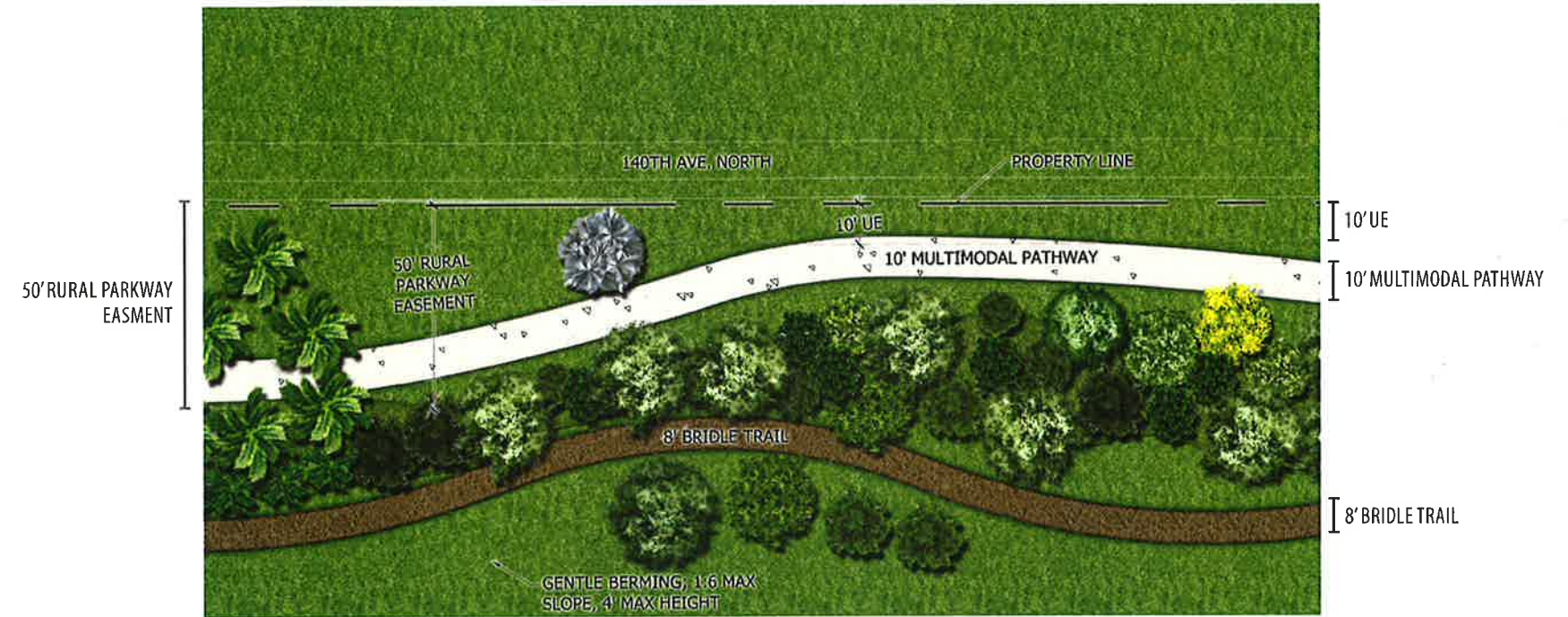
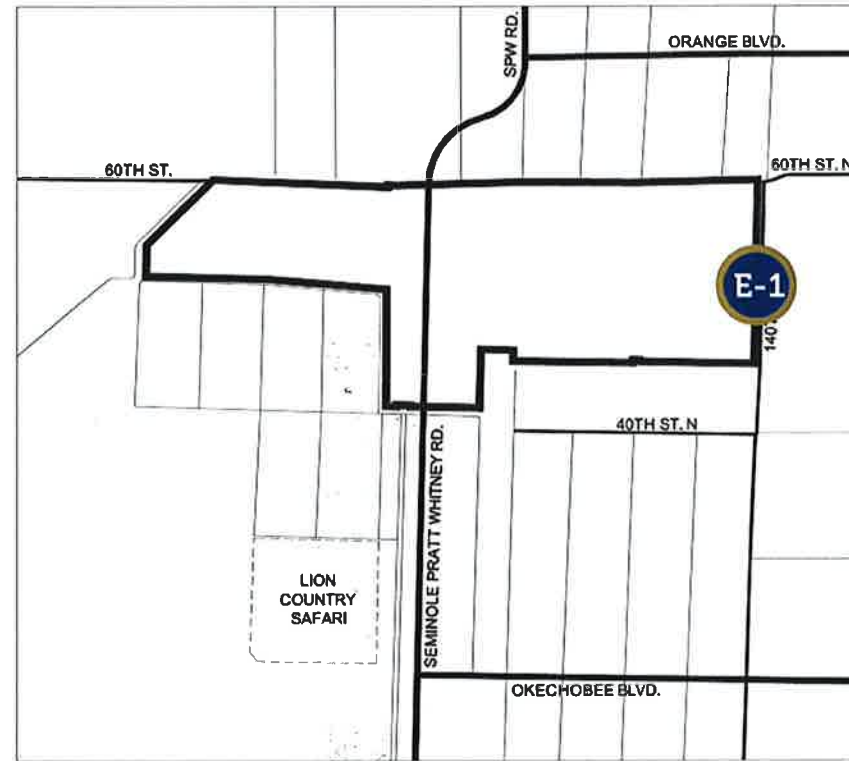
50' RURAL PARKWAY EASEMENT



NOTE: RPE PLANTING TO BE CONSISTENT WITH RURAL PARKWAY - 60TH STREET NORTH CONDITION NO. 20

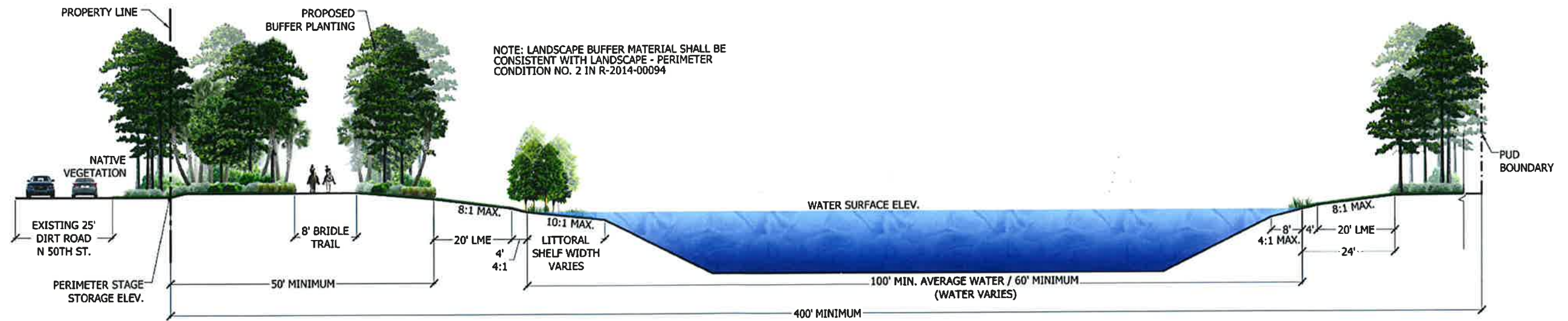
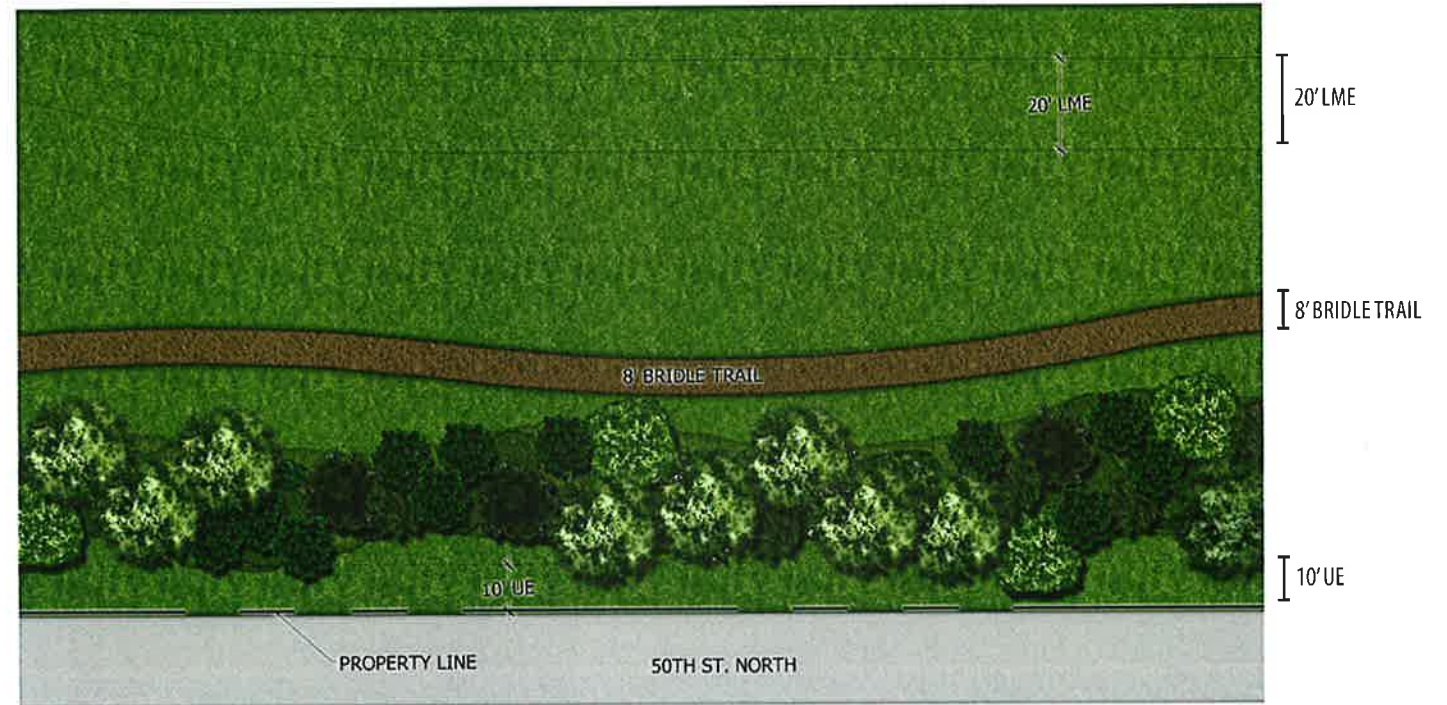
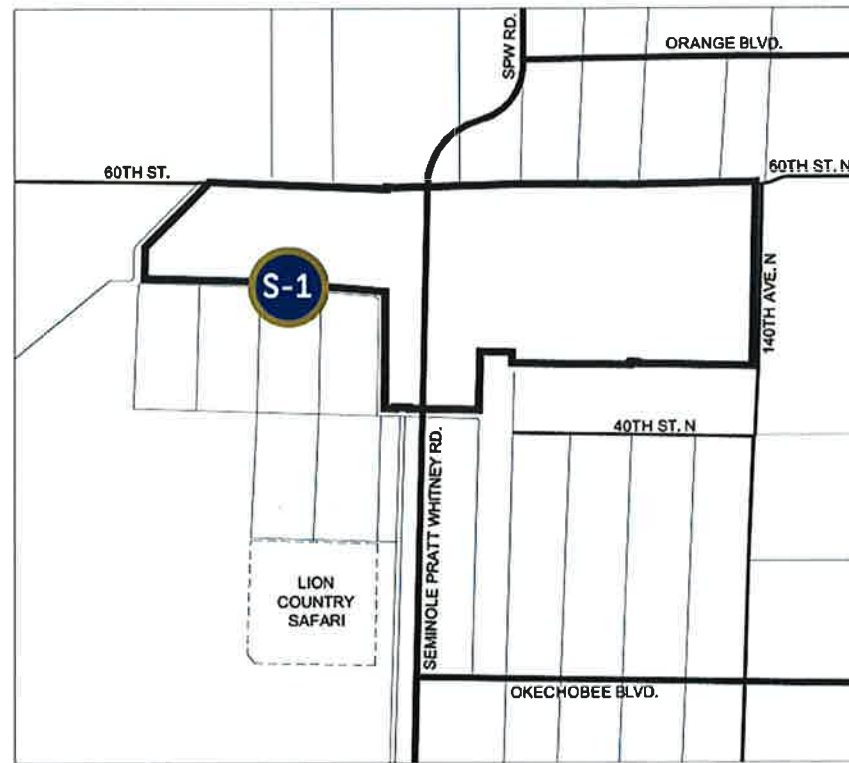
E-1 | TYPICAL EAST BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



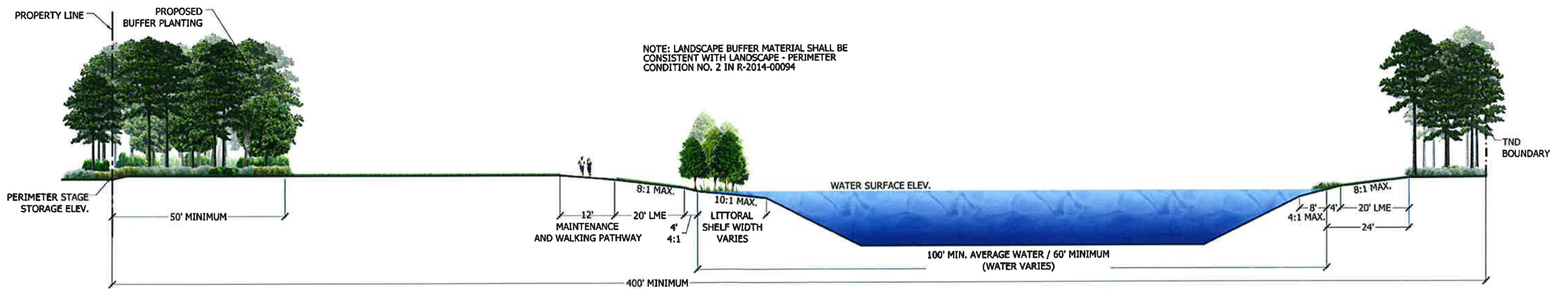
S-1 | TYPICAL SOUTH BOUNDARY CROSS SECTION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



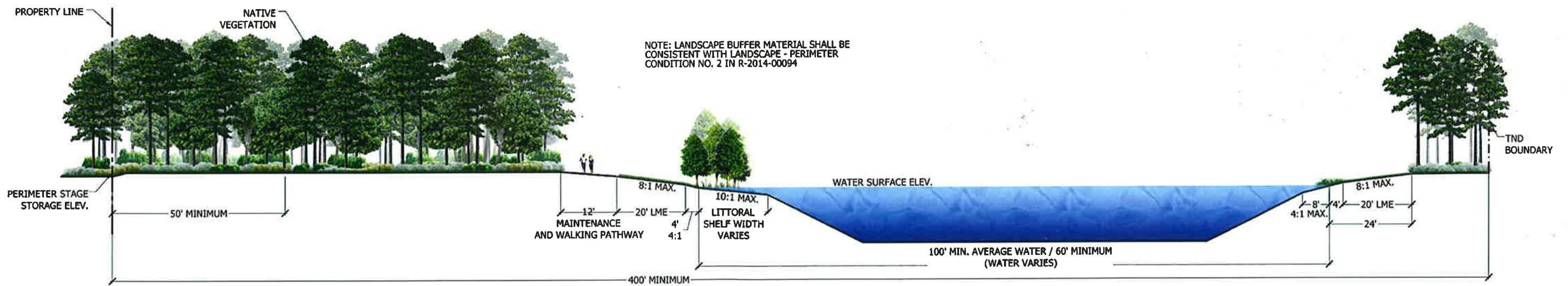
S-2a | TYPICAL SOUTH BOUNDARY CROSS SECTION WITHOUT EXISTING NATIVE VEGETATION

NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.

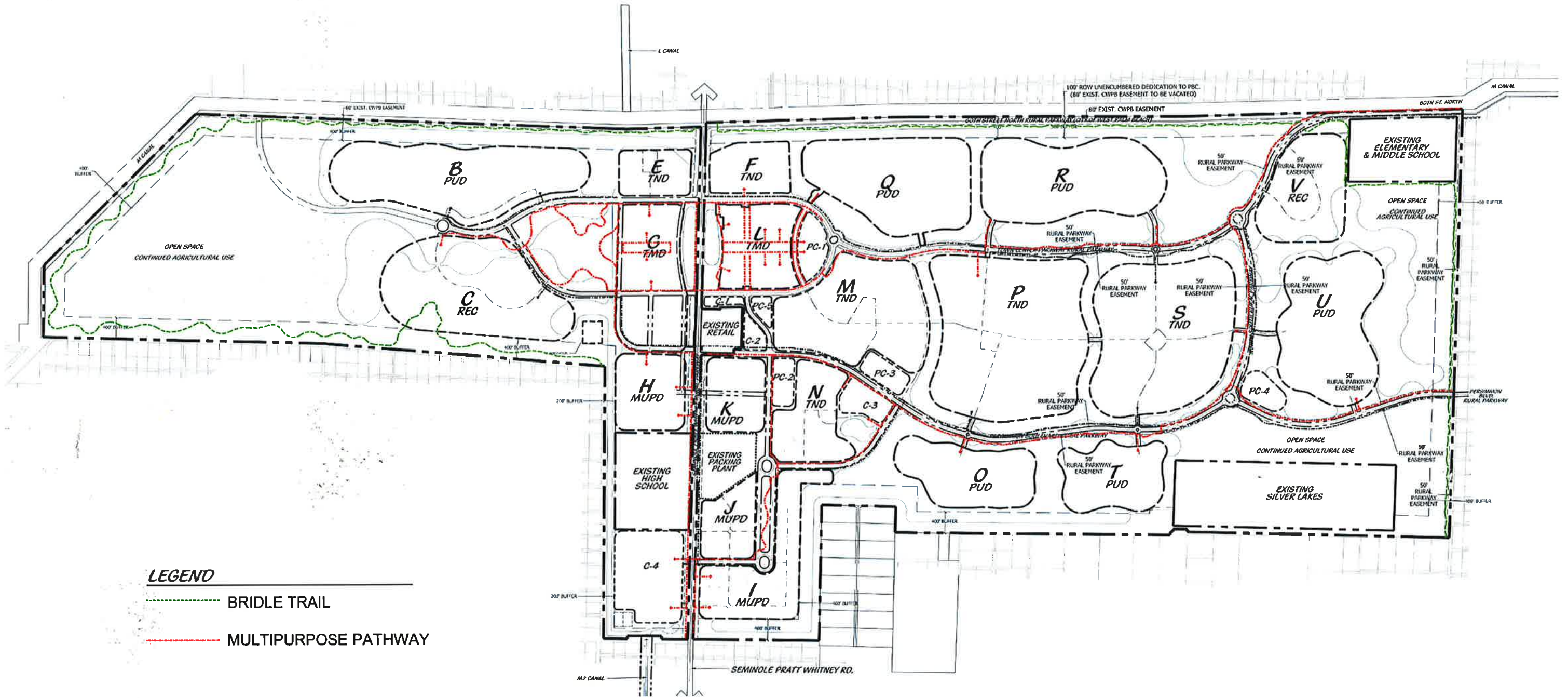


S-2b | TYPICAL SOUTH BOUNDARY CROSS SECTION WITH EXISTING NATIVE VEGETATION


NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



NOTE: LANDSCAPE BUFFER MATERIAL SHALL BE CONSISTENT WITH LANDSCAPE - PERIMETER CONDITION NO. 2 IN R-2014-00094

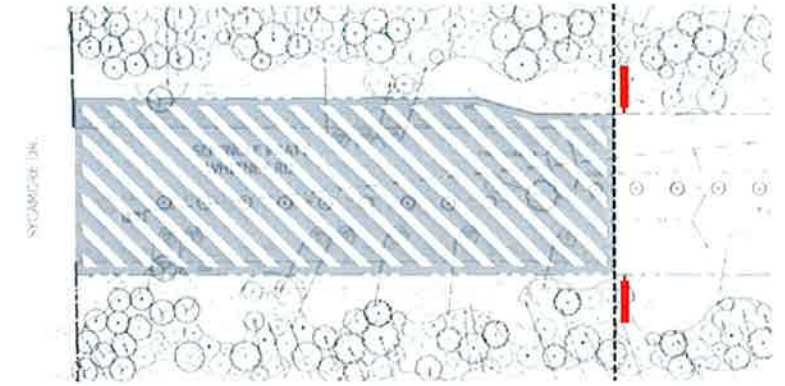
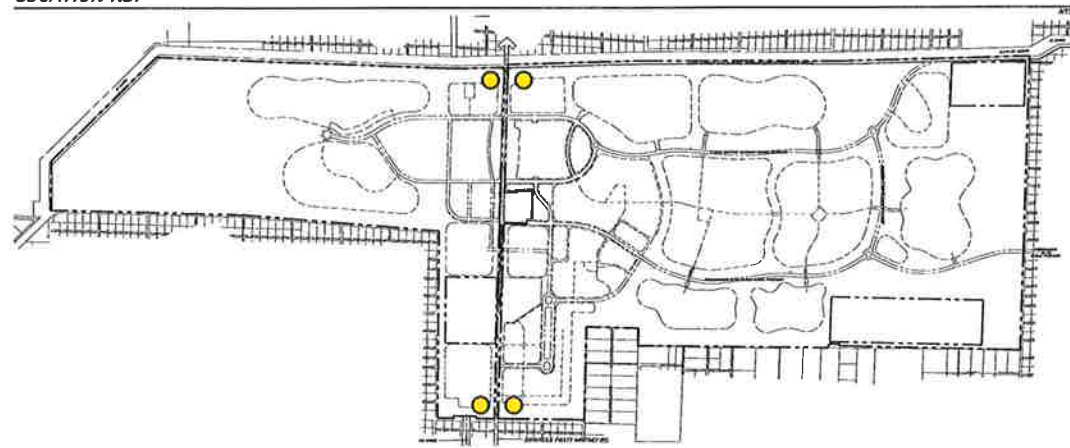


LEGEND

-  BRIDLE TRAIL
-  MULTIPURPOSE PATHWAY



LOCATION KEY



400' CODE REQUIRED SETBACK FROM THE SOUTHERN AND NORTHERN BORDERS



SPW ENTRY MONUMENTS

INTEGRATED INTO THE LANDSCAPE AND SCALED TO CREATE A MEMORABLE IMPACT, THE MINTO WEST ENTRY MONUMENTS ALONG SEMINOLE PRATT WHITNEY PARKWAY CONVEY A POWERFUL YET ELEGANT CHARACTER THAT NOT ONLY PROVIDES A STONG SENSE OF ARRIVAL BUT IDENTITIES THE COMMUNITY.

GFRC PANEL WITH BRANDED WAVE PATTERN. PATTERN TEXTURE IS STRONGEST AT BASE AND GRADUALLY TRANSITIONS AND FADES AWAY



GFRC PANEL WITH BRANDED WAVE PATTERN. PATTERN TEXTURE IS STRONGEST AT BASE AND GRADUALLY TRANSITIONS AND FADES AWAY. UPLIT AT NIGHT TO CATCH DIMENSIONAL TEXTURE.

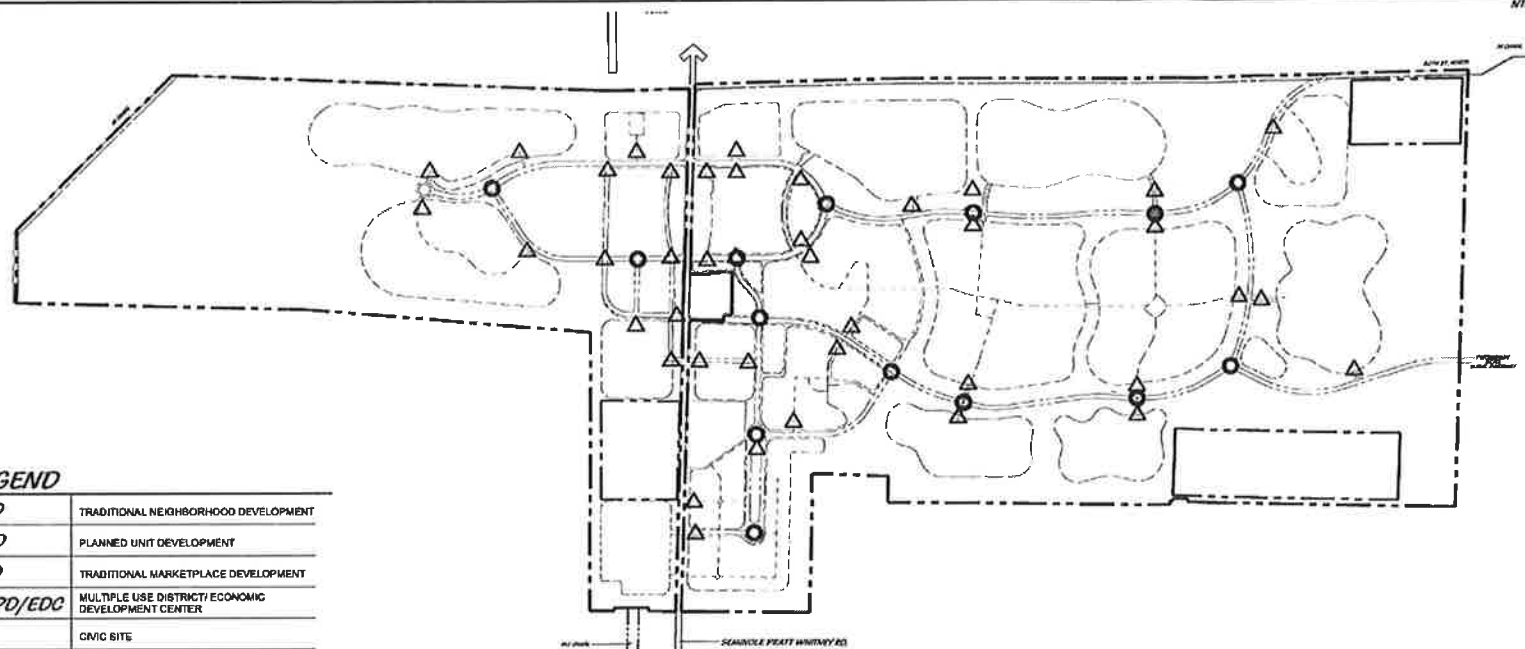
DIMENSIONAL PAINTED METAL LETTERS PINNED OFF OF A SLIGHTLY ANGLED STONE WALL LETTERS TO BE HALO LIT AT NIGHT

DIMENSIONAL PAINTED METAL CHANNEL LETTERS PINNED OFF OF A SLIGHTLY ANGLED STONE WALL LETTERS TO BE HALO LIT AT NIGHT



1 Front View Scale: 3/16"=1'

LOCATION KEY



LEGEND

TND	TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PUD	PLANNED UNIT DEVELOPMENT
TMD	TRADITIONAL MARKETPLACE DEVELOPMENT
MUPD/EDC	MULTIPLE USE DISTRICT/ ECONOMIC DEVELOPMENT CENTER
C-#	CIVIC SITE
	LAKE/BIOSWALE
	INTERCONNECTED NEIGHBORHOOD STREET, SUBJECT TO DRO.
	ARTERIAL/COLLECTOR ROAD
	POD ENTRANCE SIGN LOCATION
	POD DIRECTIONAL SIGN LOCATION

NOTE: EACH POD WILL BE REQUIRED TO SUBMIT A MASTER SIGNAGE PLAN AT THE TIME OF FINAL DRO APPLICATION FOR FINAL SITE PLAN APPROVAL.

SIGNAGE DATA

ENTRANCE WALL SIGN	
MAXIMUM NUMBER PER ENTRANCE	2
MAXIMUM SIGN HEIGHT	8 FT
PROPOSED SIGN HEIGHT	8 FT
MAXIMUM SIGN AREA	60 SF
PROPOSED SIGN AREA	60 SF

DIRECTIONAL SIGN	RESIDENTIAL	NON-RESIDENTIAL
MAXIMUM NUMBER	UNLIMITED *	UNLIMITED *
MAXIMUM SIGN AREA PER SIGN	24 SF	20 SF
PROPOSED SIGN AREA PER SIGN	24 SF	20 SF
MAXIMUM SIGN HEIGHT	10 FT *	10 FT
PROPOSED SIGN HEIGHT	10 FT *	10 FT

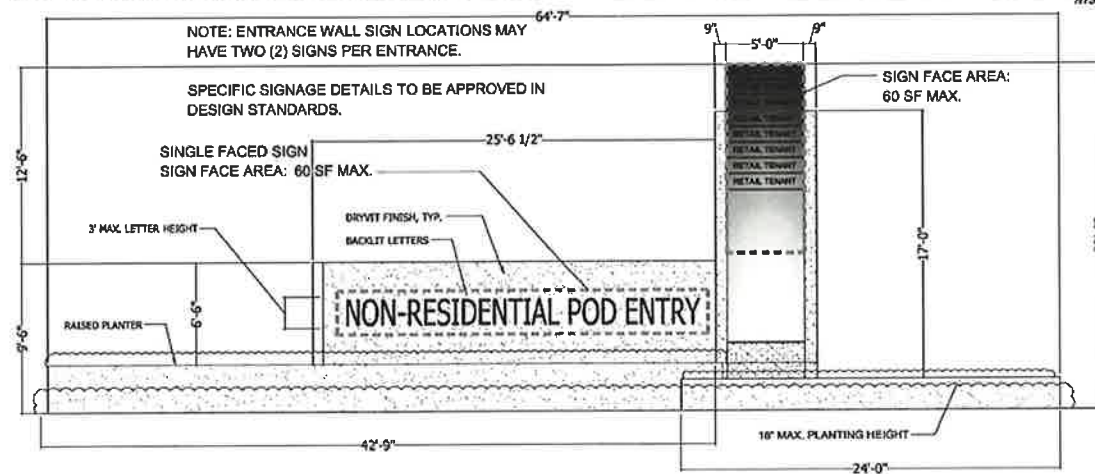
* DEVELOPMENTS WITH MORE THAN 1,500 DWELING UNITS MAY BE ALLOWED AN UNLIMITED NUMBER OF DIRECTIONAL SIGNS UP TO 10 FT IN HEIGHT, PROVIDED ALL SIGNS ARE A MINIMUM OF 200 FT FROM PERIMETER BOUNDARY

BUILDING MOUNTED SIGN	
MAXIMUM NUMBER PER LF OF TENANT SPACE	0.75 LF
MAXIMUM SIGN AREA	64 SF
PROPOSED SIGN AREA	64 SF

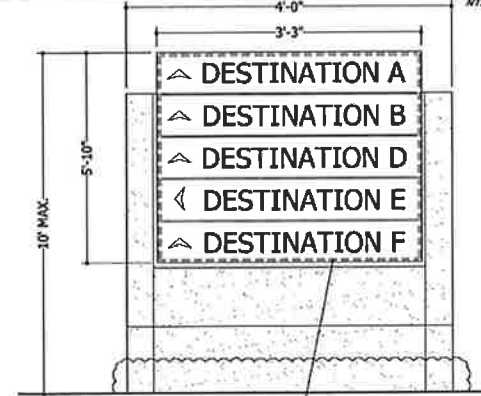
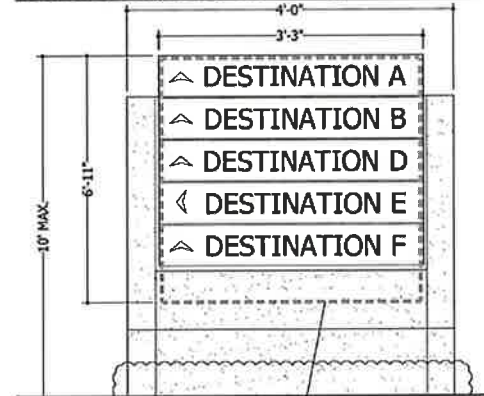
NOTE: LANDSCAPING HEIGHT FOR DIRECTIONAL SIGNS TO BE DETERMINED BY STAFF WITH EACH INDIVIDUAL POD APPROVAL.

NOTE: ALL TENANT IDENTIFICATION NAMES SHALL MAINTAIN CONSISTENT COLORS AND FONT STYLES. LOGOS ARE NOT PERMITTED ON THE ENTRANCE MONUMENT SIGNS.

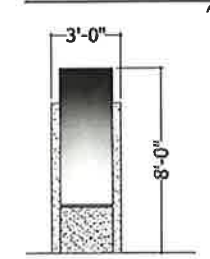
NON-RESIDENTIAL POD ENTRANCE GROUND SIGN



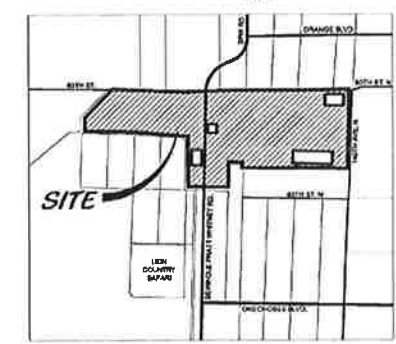
DIRECTIONAL SIGN



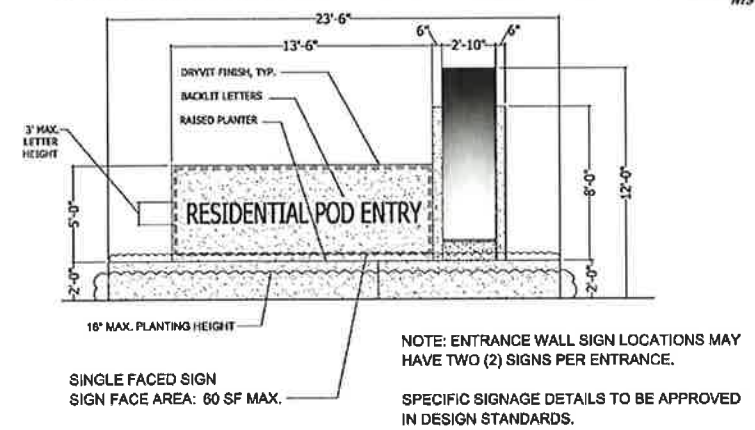
RESIDENTIAL GATE TOTEM



LOCATION MAP



RESIDENTIAL POD ENTRANCE GROUND SIGN



RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL RESIDENTIAL POD APPROVAL.

MIN. HT. 12345678

NON-RESIDENTIAL ADDRESSING NUMBERS

NOTE: SPECIFIC FONT STYLE WILL BE DETERMINED FOR EACH INDIVIDUAL NON-RESIDENTIAL POD APPROVAL.

MIN. HT. 12345678

