

Summary of Ordinance

The purpose of this Ordinance is to create Section 9.12.00, Lake County Code, Appendix E, Land Development Regulations, to be entitled *Residential Subdivision Design Standards*. This Ordinance will also amend Section 3.09.00 (Lighting Standards) and Section 9.01.06 (Landscaping Buffer Requirements) to make additional changes associated with residential subdivision design standards.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS AS FOLLOWS: CREATING SECTION 9.12.00, TO BE ENTITLED *RESIDENTIAL SUBDIVISION DESIGN STANDARDS*; AMENDING SECTION 3.09.00, ENTITLED *LIGHTING STANDARDS*; AMENDING SECTION 9.01.06 ENTITLED *LANDSCAPING BUFFER REQUIREMENTS*; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake County 2030 Comprehensive Plan became effective on July 26, 2011; and

WHEREAS, Policy I-1.1.8 of the 2030 Comprehensive Plan requires the County to adopt and maintain a set of specific and detailed Land Development Regulations that implement and are consistent with the goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, Lake County Code, Appendix E, Land Development Regulations, Chapter IX, entitled *Development Design and Improvement Standards* was established for the purpose of providing standards to create and maintain a strong community image and compatibility among structures and land uses in Lake County; and

WHEREAS, the Board of County Commissioners of Lake County, Florida desires to add new requirements to provide design standards for all new residential subdivisions being constructed in the unincorporated areas of the county.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida as follows:

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1 **Section 1. Legal Findings of Fact.** The foregoing recitals are hereby adopted as
2 legislative findings of the Board of County Commissioners and are ratified and confirmed as
3 being true and correct and are hereby made a specific part of this Ordinance upon adoption
4 hereof.

5
6 **Section 2. Creation.** Section 9.12.00, Lake County Code, Appendix E, Land
7 Development Regulations, to be entitled *Residential Subdivision Design Standards*, shall be
8 created to read as follows:

9
10 **Chapter 9 – DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS**

11
12 **9.12.00 Residential Subdivision Design Standards.** The following standards shall apply
13 to all new residential subdivisions developed within the unincorporated areas of the county.
14 These standards do not apply (1) to individual infill lots, (2) to subdivisions developed using the
15 Rural Conservation Design Standards, or (3) to subdivisions developed under a Planned Unit
16 Development unless these provisions are specifically incorporated.

17 9.12.01. General Neighborhood Design and Layout.

18 A. Mix of Lot Sizes. Within each new subdivision, a mix of lot sizes and lot shapes is
19 required. The subdivision layout must vary by lot size and form. Lot sizes and patterns
20 within a neighborhood shall be varied to avoid monotonous streetscapes and provide a
21 diverse range of housing styles. For example, larger building types on larger lots are
22 encouraged on corners. Smaller lots are encouraged surrounding common open spaces.
23 Lots less than 6,000 square feet shall be prohibited.

24 B. Homeowners Associations (HOA). An HOA shall be established for neighborhoods
25 that have common open space or amenities that must be owned and maintained by a
26 private entity. The Architectural Design Standards shall be incorporated into the
27 homeowner governing documents for the community and shall be enforced by the
28 HOA. Lake County shall have the right, but not the obligation, to enforce such
29 provisions. All amenities such as sidewalks, golf cart paths, pocket parks, or open space
30 shall be dedicated to the public, but owned, and maintained by the HOA.

31 C. Connectivity. Connectivity shall be promoted with short blocks, wide sidewalks,
32 pathways, and a mix of uses within walking distance. There shall be a maximum block
33 length of 500 feet. The applicant may vary this requirement provided site conditions or
34 engineering considerations justify the variance.

35 D. Development Entrance. All single-family, duplex, multi-family, and mobile home park
36 subdivisions are required to construct a development entrance with appropriately scaled
37 signage and residential characteristics. Entrance features are required at both primary
38 and secondary entrances. Rural residential neighborhoods shall also construct
39 development entrances at the primary street entrance to differentiate from surrounding
40 uses. Gated entrances are discouraged.

41 1. Consistent design of primary and secondary site entrances is required for each
42 project to enhance the visual identity of the development.

1 2. The entrances shall utilize landscaping, streetscape patterns/furniture and integrated
2 signage to communicate the development's planned image.

3 E. Placement of Homes. For developments located in the Urban Future Land Use Series,
4 single-family residences, duplexes, and mobile homes shall be placed as close to the
5 street and pedestrian sidewalk as possible to encourage interaction and visual street
6 enclosure.

7 F. Multi-family buildings shall be oriented to face the street and form open space areas or
8 common plazas for interaction. The main entrance shall face the street. In larger
9 developments, the entrance to apartment clusters shall be oriented toward a landscaped
10 courtyard or plaza.

11 G. Cluster Development. Cluster development is encouraged to allow higher densities in
12 suitable areas and preserve natural site features. If Cluster Development is proposed, the
13 standards contained in Chapter XVII shall be applied.

14 H. Lakes and Waterways. Lakes and other waterways must maintain public view and
15 access and shall be utilized for scenic, recreational, and educational purposes. Lake
16 amenities shall be located adjacent to a street and/or a park, not the rear yard of
17 residential lots. When the amenity is visible and accessible by the entire community, the
18 value is distributed among all properties.

19 9.12.02. Housing Model / Style Variety.

20 A. Design Theme Not Required. There is no overall residential architectural design theme
21 required. Architectural variety is encouraged to ensure maintenance of the quality of life
22 and essential character of distinct neighborhoods. A sense of overall architectural
23 continuity throughout the residential subdivision shall be achieved. Continuity can be
24 achieved through coordinated landscaping and streetscape design. The characteristics of
25 the new residences in the landscape will determine the quality of the space.

26 B. Varying Models. Each subdivision must have different model homes and elevations
27 that show variations and material treatments for each model home based on the number
28 of units proposed. The model homes shall be representative of the design, structure, and
29 appearance of those planned for the neighborhood.

<u>Total Units</u>	<u>Number of Model Homes Required</u>	<u>Number of Elevations Required per Model</u>
<u>10-20</u>	<u>3</u>	<u>2</u>
<u>21-50</u>	<u>5</u>	<u>3</u>
<u>50+</u>	<u>7</u>	<u>3</u>

30 C. Street Blocks. No street block shall have more than two consecutive single-family
31 homes with the same house model.

32 9.12.03. Architectural Design Standards. General architectural standards outlined in this
33 section apply to all new residential structures constructed within newly subdivided land having
34 more than three (3) dwelling units. This section includes standards for overhangs, awnings,
35 building design, windows, exterior finishes, garages, accessory structures, color, fences, and
36 building design, windows, exterior finishes, garages, accessory structures, color, fences, and

1 walls. The architectural standards prescribed herein are for the exteriors of proposed residential
2 structures.

3 A. Design Features:

4 1. All buildings shall utilize at least three (3) of the following design features
5 including garage vehicle doors to provide visual relief along all elevation of the
6 building. Designs may vary throughout the development.

7 a. Dormers (no faux)

8 b. Gables

9 c. Recessed or raised entries

10 d. Covered porch entries

11 e. Cupolas

12 f. Pillars or decorative posts

13 g. Bay window (minimum 12-inch projections)

14 h. Eaves (minimum 6-inch projections)

15 i. Front windows with arched glass tops and minimum 4-inch trim

16 2. Garage vehicle doors shall incorporate the following elements: raised decorative
17 panels, decorative glass panels or panes, decorative hinges, etc.

18 3. Front doors shall incorporate the following decorative panels, decorative glass
19 panels or panes, decorative handles, etc.

20 B. Neutral Palette. Colors shall be neutral or earth tone colors for home exterior and
21 accessory structures. Accent colors for entry doors and window trims, such as white,
22 grey and earth colors are preferred. Metallic, fluorescent, or neon tubing shall not be
23 permitted.

24 C. Single-Family Architecture. Single-Family Residential (SFR) units shall be designed
25 utilizing architectural design standards which shall require a variety of architectural
26 features and materials such as stone, stucco, craftsman columns, porches, metal roofs,
27 tile, shutters, decorative doors, etc. to achieve each architectural style. The goal of these
28 regulations is to achieve a “custom” home appearance.

29 1. Exterior Finishes. The total exterior wall area of each building elevation shall be
30 composed of one of the following:

31 a. At least thirty-five (35) percent full-width brick or stone (not including
32 window and door areas and related trim areas), with the balance being any
33 type of lap siding and/or stucco.

34 b. At least thirty (30) percent full-width brick or stone, with the balance being
35 stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding
36 product is defined as a manufactured strip siding composed of cement-based
37 materials rather than wood fiber-based or plastic-based materials. For
38 example, Masonite or vinyl lap siding would not be allowed under this
39 option).

- 1 2. Front Porches. Fifty (50) percent of the SFR units shall have a covered front porch.
2 The addition of porches and balconies to all types of housing are encouraged, as
3 they contribute to healthy streets and safe neighborhoods, while serving as a buffer
4 between the house interior and street activity.
 - 5 a. Front porches should be raised at least eighteen (18) inches above the
6 sidewalk to promote the “eyes on the street” concept. However, porches
7 which are setback more than fifteen (15) feet from the street should be higher
8 to promote the “eyes on the street concept.”
 - 9 b. A porch may extend six (6) feet into the front yard setback if it is at least six
10 (6) feet deep and comprises a minimum of thirty (30) percent of the façade.
- 11 3. Entries. Primary residential entries shall face the street and shall not be recessed
12 more than six (6) feet from the face of the primary façade.
- 13 4. Windows. All front, street-facing façades shall have windows covering at least
14 fifteen (15) percent of the façade’s area. The largest window or group of windows
15 of the living room, dining room, or family room should be fully visible from the
16 street.
- 17 5. Garages. Single-family developments shall avoid locating garage doors which
18 project from the front facade of the residences. Garages are encouraged to be
19 located to the side or rear of a residential lot.
 - 20 a. Where lots are fifty (50) feet or less in width, garages must be alley/rear
21 loaded.
 - 22 b. Garages shall not comprise more than thirty-five (35) percent of the
23 residence’s frontage and shall be recessed from the primary front façade by a
24 minimum of eight (8) feet.
 - 25 c. Communities with lots having over seventy-five (75) linear feet of street
26 frontage are required to design residences with side load garages.
 - 27 d. Front-loaded lots with a side-facing door(s) are not allowed.
 - 28 e. Front-loaded garage lots must randomly alternate the location of driveways in
29 relation to front façade to avoid repetition. If a front-loaded garage is utilized,
30 the garage shall be recessed behind the front porch/entry of the residential
31 unit.
 - 32 f. No more than fifty (50) percent of the lots in proposed subdivision (all phases)
33 are permitted to contain front-loaded garages.
 - 34 g. Conversion of garage into living space shall be prohibited.
 - 35 h. Boats, trailers, wave runners, campers, and RV storage on lots with or without
36 a single-family residential unit are prohibited.
- 37 6. Accessory Structures.
 - 38 a. Accessory Structures must be located in rear yards.
 - 39 b. Accessory Structures greater than 120 square feet must match identically the
40 architectural style, color, and building materials of the primary residential
41 structure.

1 c. Accessory Structures shall not exceed the height of the main structure.

2 D. Multi-Family Architecture: Multi-family developments can be designed to be
3 compatible with lower density residential uses as well as more intense uses, and in most
4 cases serve as a good transition between these uses.

5 1. Multi-family developments adjacent to lower density residential neighborhoods
6 shall be designed to architecturally resemble single-family residential styles.

7 2. Porches and balconies are encouraged, especially if facing a public street, as they
8 contribute to healthy streets and safe neighborhoods.

9 3. Buildings shall have a recognizable top consisting of, but not limited to, cornice
10 treatments, roof overhangs with brackets, steeped parapets, richly textured
11 materials and/or differently colored materials. Colored stripes are not acceptable as
12 the only detail roof treatment and bold colors are not allowed.

13 4. Support structures shall be of similar style, color, design, and materials as used for
14 the principal structure.

15 6. Mechanical equipment shall be integrated into the overall mass of a building by
16 screening it behind parapets or by recessing equipment into hips, gables, parapets,
17 or similar features. Plain boxes are not acceptable.

18 9.12.04. Parks and Open Spaces. Small open space areas scattered throughout a new
19 development will have a limited visual impact and ineffectual value. The size of the open space
20 must be sufficient to adequately serve its intended functional purpose. All new residential
21 developments must work with the County Manager or designee to provide functional linkages
22 between major open spaces and parks.

23 A. Dedication Requirements.

24 1. Subdivisions exceeding ten (10) dwelling units must dedicate at a minimum
25 twenty-five (25) percent or the percentage required by the Comprehensive Plan,
26 whichever is greater, for Common Open Space.

27 2. All residential neighborhoods with more than fifteen (15) units should have direct
28 pedestrian access to a neighborhood park, community park or open space as
29 defined in the Lake County Comprehensive Plan and Land Development
30 Regulations.

31 3. All residential developments with more than twenty (20) dwelling units are
32 required to provide a neighborhood park supplying both passive and active
33 recreational uses.

34 B. Design Requirements.

35 1. Vegetation should be used to define open spaces and at the same time provide sight
36 and sound buffers between activities in the open space and residences.

37 2. Parks shall be adequately lit on automatic timers without projecting a glare on
38 adjacent residential properties.

1 3. Parks shall be designed for safety and located so they are visible from streets and
2 surrounding homes. Rear yards shall not surround park lands. Parks shall be located
3 centrally to maximize access to the majority of the community being served.

4 4. Parks shall be ADA-compliant.

5 5. Park furniture shall be constructed with durable materials that requires low
6 maintenance.

7 9.12.05. Vehicular Circulation and Parking: Streets within residential neighborhoods shall
8 be designed for people, as well as vehicles. Sidewalks should be shaded and located to pass
9 homes not parking lots and garages.

10 A. Single-Family.

11 1. Cul-de-sacs are discouraged.

12 2. Pedestrian/bicycle connections shall be provided to promote access to surrounding
13 areas, including schools, public buildings, parks, and nearby commercial areas.

14 B. Multi-Family. Parking areas should be located behind the front building facade to
15 prevent parking from dominating the image of the site. Garages or carports in multi-
16 family developments may be grouped but shall also be located behind the residential
17 buildings away from public view.

18 9.12.06. Bear Management.

19 A. Homeowners shall be required to use County approved, bear-resistant garbage carts, if
20 available. If bear resistant garbage carts are not available, regular carts shall be modified
21 to be bear resistant or kept in a secured location.

22 B. Homeowners shall not have bird and wildlife feeders that are not modified to exclude
23 bears.

24 C. Homeowners shall be placed on notice that they are purchasing a property within an
25 area known for Florida Black Bear habitat. New homeowners shall be given
26 information published by the Florida Fish and Wildlife Conservation Commission
27 regarding living among the Florida Black Bear and ways to reduce encounters.

28 D. All requirements regarding the Florida Black Bear management shall be included in the
29 homeowner governing documents for the community and shall be enforced by the
30 homeowners' association for the property. Lake County shall have the right, but not the
31 obligation, to enforce such provisions.

32 9.12.07. Utilities. Utility lines for all new residential developments are required to be
33 located underground. Utility boxes must be totally screened from view of principal streets,
34 residential driveways, multi-family buildings and parking areas.

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36 **Section 3. Amendment.** Section 3.09.00, Lake County Code, Appendix E, Land
37 Development Regulations, entitled *Lighting Standards*, shall be amended to read as follows:
38

1 **3.09.00 Lighting Standards.**

2 **3.09.01 Purpose and Intent.** Lighting **design** shall be designed to provide safe, convenient,
3 and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and
4 coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and
5 designed to enhance the visual impact on the community and/or blends into the landscape.

6 **3.09.02 General Provisions.** Outdoor lighting for any development approved for
7 construction shall follow the standards as outlined below. Product documentation and lighting
8 plans shall be required for review and approval with all projects requiring a building permit for a
9 final site plan approval.

10 **3.09.03 Street Lighting.** Street Lighting applies to all common lighting within
11 subdivisions. All lighting fixtures shall be designed and arranged so as not to interfere with the
12 enjoyment of neighboring properties, residents, or the safety of neighboring roads. The amount
13 of light which radiates from a street lighting source and crosses an adjacent lot, parcel or
14 property lot line shall not exceed two tenths (0.2) of one (1) foot candle as measured from five
15 (5) feet the parcel or property Lot Line of the adjacent residential lot. The following standards
16 apply:

- 17 A. Lighting shall be decorative and blend with the architectural style of the development.
- 18 B. Lighting shall be cutoff fixtures designed and located to minimize glare and overhead
19 sky glow.
- 20 C. Lighting shall be spaced no greater than three hundred (300) feet apart and shall be top
21 shielded, downward directional lighting.
- 22 D. Canopy and overhead lighting shall be recessed or shielded in a manner that prevents
23 lighting of the horizontal axis.
- 24 E. Lighting controls shall be provided that will automatically extinguish all outdoor
25 lighting when sufficient daylight is available.

26 **3.09.04 Nonresidential Lighting.** Nonresidential development, including parking areas and
27 outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians
28 and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire
29 site. The lighting and lighting fixtures shall be integrated and designed to enhance the visual
30 impact of the development on the community and/or blends into the landscape. The following
31 standards apply:

- 32
- 33 A. Lighting shall be designed to prevent direct glare, light spillage and hazardous
34 interference with automotive and pedestrian traffic on adjacent streets and all adjacent
35 properties.
- 36 B. Lighting fixtures shall be a maximum of thirty (30) feet in height within the parking lot
37 and shall be a maximum of fifteen (15) feet in height within non-vehicular pedestrian
38 areas.
- 39 C. Lighting shall be used to provide safety while accenting key architectural elements
40 and/or to emphasize landscape features. Light fixtures shall be designed as an integral
41 design element that complements the design or the project through style, material or

1 color and shall be designed to blend into the landscape using dark colors. Mill finish is
2 not permitted.

3 D. Parking lots that are to be used after dark shall be adequately lighted. The lighting shall
4 not shine directly upon any adjacent residence or street and shall not produce excessive
5 glare.

6 E. Lighting controls shall be provided that will automatically extinguish all outdoor
7 lighting when sufficient daylight is available.

8 For purposes of this subsection, nonresidential development includes agricultural uses,
9 commercial uses, industrial uses, community facility uses and recreational uses as those
10 classifications are defined in Section 3.01.00 of these regulations.

11 **3.09.05 Residential Lighting.** ~~All outside residential lighting fixtures shall be designed and
12 arranged so as not to interfere with the enjoyment of neighboring properties, residents, or the
13 safety of neighboring roads. The amount of light which radiates from a source and crosses an
14 adjacent residential or agricultural lot line shall not exceed two tenths (0.2) of one (1) foot candle
15 as measured at the residential or agricultural lot line. Lighting shall be provided that will
16 automatically extinguish all outdoor lighting when sufficient daylight is available.~~

17 A. Residential development shall adhere to dark-sky standards pursuant to International
18 Dark-Sky Association standards.

19 B. Pedestrian scale accent lighting is required. Light fixtures for pedestrians may be
20 overhead, bollards or built into the walkways. Overhead lights should not exceed
21 fourteen (14) feet in residential areas. The required minimum illumination for walkways
22 and other pedestrian areas is 0.25 footcandles.

23 C. Lighting along roadways in residential developments should provide a smooth, even
24 pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures
25 should be installed according to optimum spacing as recommended by the
26 manufacturer. Light poles shall not exceed thirty (30) feet in height. Illumination for
27 vehicles in residential neighborhoods should be approximately 0.50 footcandles.

28 D. Accent lighting of signage, landscaping and trees, water amenities and other special
29 features is encouraged. Concealed source fixtures are preferred.

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31 **3.09.06 Exemptions.** The following shall be exempt from the provisions of this Section:

32 A. Lighting within a public right-of-way or easement for the principal purpose of
33 illuminating streets or roads other than those within new subdivisions.

34 B. Lighting of public monuments and statuary.

35 C. Lighting for signs.

36 D. Temporary lighting for construction sites.

37 E. Seasonal lighting.

38 F. Lighting for emergency purposes.

1 G. Lighting on property owned or under the control of any municipality, county, state or
2 federal government.

3 **Section. Amendment.** Section 9.01.06, Lake County Code, Appendix E, Land
4 Development Regulations, entitled *Landscape Buffer Requirements*, shall be amended to read as
5 follows:

6 *****

7
8 *(Subsection A – C shall remain unchanged)*
9

10 D. Supplemental Requirements for Subdivisions and Site Plans. The following
11 requirements supplement the tables above and Shall be used to install and maintain the
12 required buffer.

13 1. Walls-Nonresidential. Required walls Shall be solid, and surfaces Shall be
14 finished. Allowed wall types mean solid walls and include Exterior Insulation
15 Finish Systems (EIFS) with stucco, brick, stucco, finished or textured block,
16 vinyl-plastic, pre-cast and poured-in-place concrete wall with a finished surface.
17 Solid fences where required Shall be opaque. One-sided wood fences Shall be
18 installed with wood posts to the inside of the property that is installing the fence.
19 Chain-link and barbwire fencing may not be used to meet the screening
20 requirement. Pedestrian access shall be provided at intervals of six hundred sixty
21 (660) feet, or less.

22 2. Berms, Walls, Fences and Screening-Residential Subdivisions. The overall design
23 of berms, walls, fences, and screening shall present a quality image. In order to
24 maintain overall visual continuity, it is important that the treatment of these
25 screening devices be consistent with the overall streetscape and landscape plan.

26 a. Dense mature landscaping and berms are encouraged for screening
27 residential developments from major roadways.

28 b. Walled communities are discouraged unless they are adjacent to a major
29 thoroughfare or other incompatible land use. In such case, the wall design
30 must provide architectural diversity to avoid monotony and provide visual
31 interest for persons within travelling vehicles and pedestrians. Walls shall
32 be constructed of durable materials and nearly maintenance free.

33 c. Vertical elements, such as posts and/or metal railings, must be
34 incorporated into the design of walls and fences. Spacing between those
35 elements shall not exceed twelve (12) feet. Posts or columns may include
36 a cap piece extending up to twelve (12) inches above the allowable height
37 of the wall or fence.

38 d. All walls and fences shall have their finished side facing outward.

39 e. Walls and fences must be setback from parallel sidewalks and paths to
40 allow for landscaping.

41 f. Acceptable fence types include wrought iron, and picket fences (wood or
42 vinyl).

- 1 g. Prohibited fence types include chain link, wood or vinyl stockade style
- 2 fences of any size, barbed wire, chicken wire (or similar), field fences, and
- 3 wire fences of any type or construction with opaque fabric.
- 4 h. Fences are discouraged in front yards but permitted so long as they are
- 5 four (4) feet in height or less.
- 6 i. Fence height is limited to six (6) feet or less in all other yards (i.e., side,
- 7 rear).
- 8 j. Privacy fences are permitted around pools and spas but not on property
- 9 boundaries.
- 10 k. Fences around retention ponds are discouraged unless deemed mandatory
- 11 for safety issues. Such mandatory fences are required to be constructed of
- 12 decorative materials that are durable and are low maintenance.
- 13 l. All garbage dumpsters shall be screened from public streets and adjacent
- 14 properties. Solid walls and a gate constructed of a solid material are
- 15 required for screening.
- 16 m. Air conditioning, mechanical equipment and other support equipment
- 17 must be screened from view.

18 ~~23.~~ Additional requirements:

- 19 a. A minimum of fifty (50) percent of the required vegetation in a landscape
- 20 buffer shall be located on the outside of any required fencing, walls, or
- 21 any other screening structures.
- 22 b. Any wall, fence, or other screening structure built along a public right-of-
- 23 way for property which requires a landscape plan shall consist of
- 24 harmonious screening material that has a consistent and uniform texture,
- 25 color, and pattern along all major collector or arterial roadways.

26 ~~34.~~ All pervious common areas shall have ten (10) canopy trees per acre minimum.

27 Some parts of the site may be left as open space, but the total number of trees

28 shall average ten (10) canopy trees per acre for pervious areas. Other landscape

29 requirements may be used to meet this requirement such as required landscape

30 buffering and retention pond landscaping. Permanent water bodies, wetlands and

31 wet retention ponds shall be excluded in calculating the amount of pervious area

32 requiring ten (10) canopy trees per acre.

33 ~~45.~~ Landscape materials within buffers along rights-of-way shall be designed to

34 display variety, color, form, and texture, by emphasizing native and drought

35 tolerant plants. Such variety and color may be accomplished by using a

36 combination of shrubs and ornamentals. The placement of landscape materials

37 within landscape buffers shall have a rational relationship to the existing patterns

38 and densities of adjoining areas which have been designed or preserved.

39 Arrangements shall replicate natural conditions and shall not be linear unless

40 dimensional limitations necessitate such an arrangement or linear arrangement are

41 part of a formal landscape directly related to the architecture of the building(s) or

42 are part of a formal street tree landscape.

43 ~~56.~~ Shrubs. Shrubs may be clustered within each one hundred (100) feet of buffer.

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Section 5. Severability. If any section, sentence, clause, or phrase or word of this Ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Inclusion in the Code. It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 7. Filing with the Department of State. The Clerk shall be and is hereby directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 8. Effective. This Ordinance shall become effective as provide for by law.

Enacted this _____ day of _____, 2023.

Filed with the Secretary of State _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
of Lake County, Florida

Kirby Smith, Chairman

This ____ day of _____, 2023.

Approved as to form and legality:

1 _____
2 Melanie Marsh, County Attorney