



# Downtown South Development Regulations

## Public Workshop

November 8, 2017



CITY OF  
**ORLANDO**







# Agenda

1. Introductions
2. Purpose of Workshop
3. Background
4. Policy and Regulations
5. Form-Based Code Principles
6. Group Discussion
7. Next Steps
8. Questions

# 1. Introductions



Pat  
Tyjeski



Jay  
Hood



Chris  
Dougherty



Adeline  
Collot



*Why are we here?*

## 2. PURPOSE OF WORKSHOP

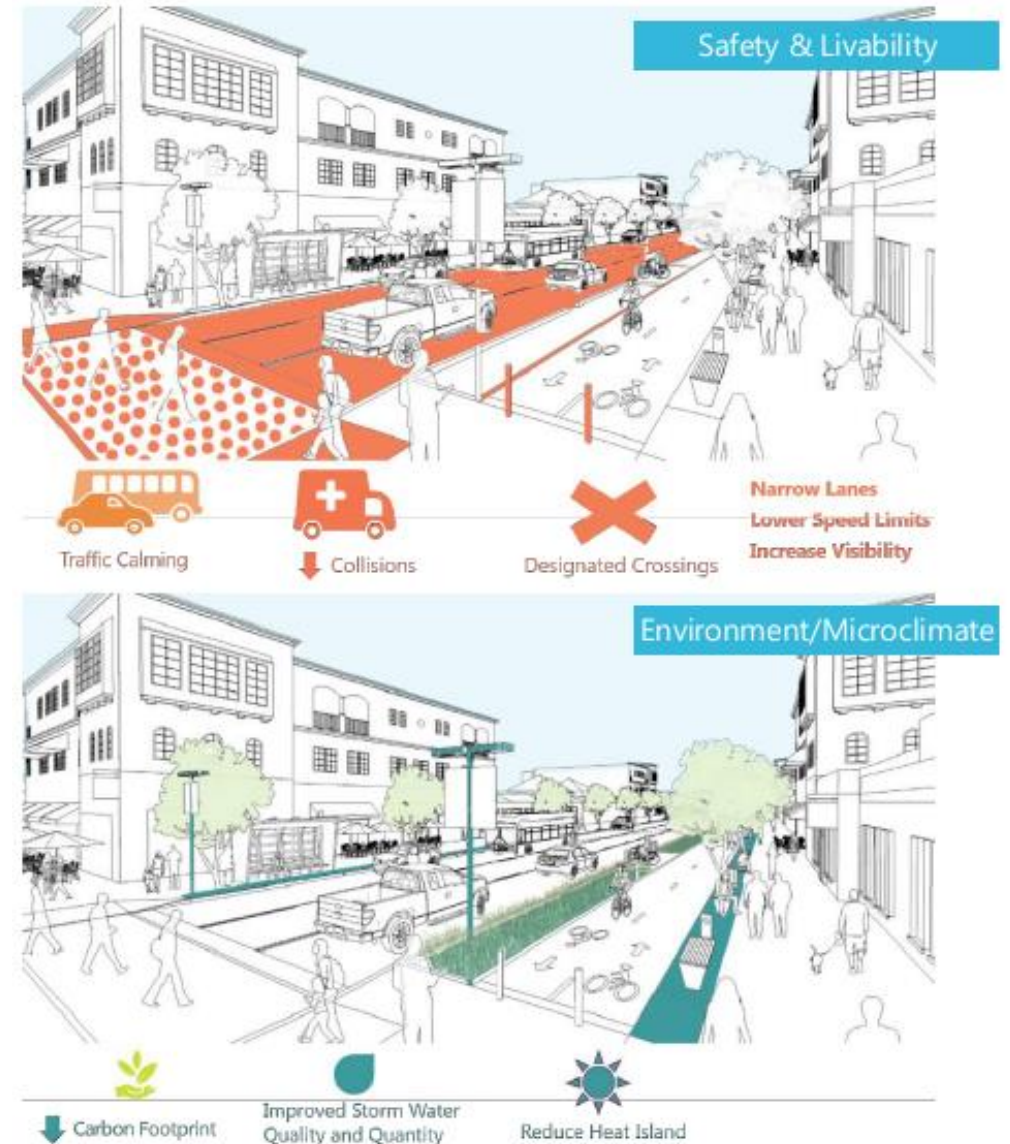




# 2. Purpose

## SCOPE

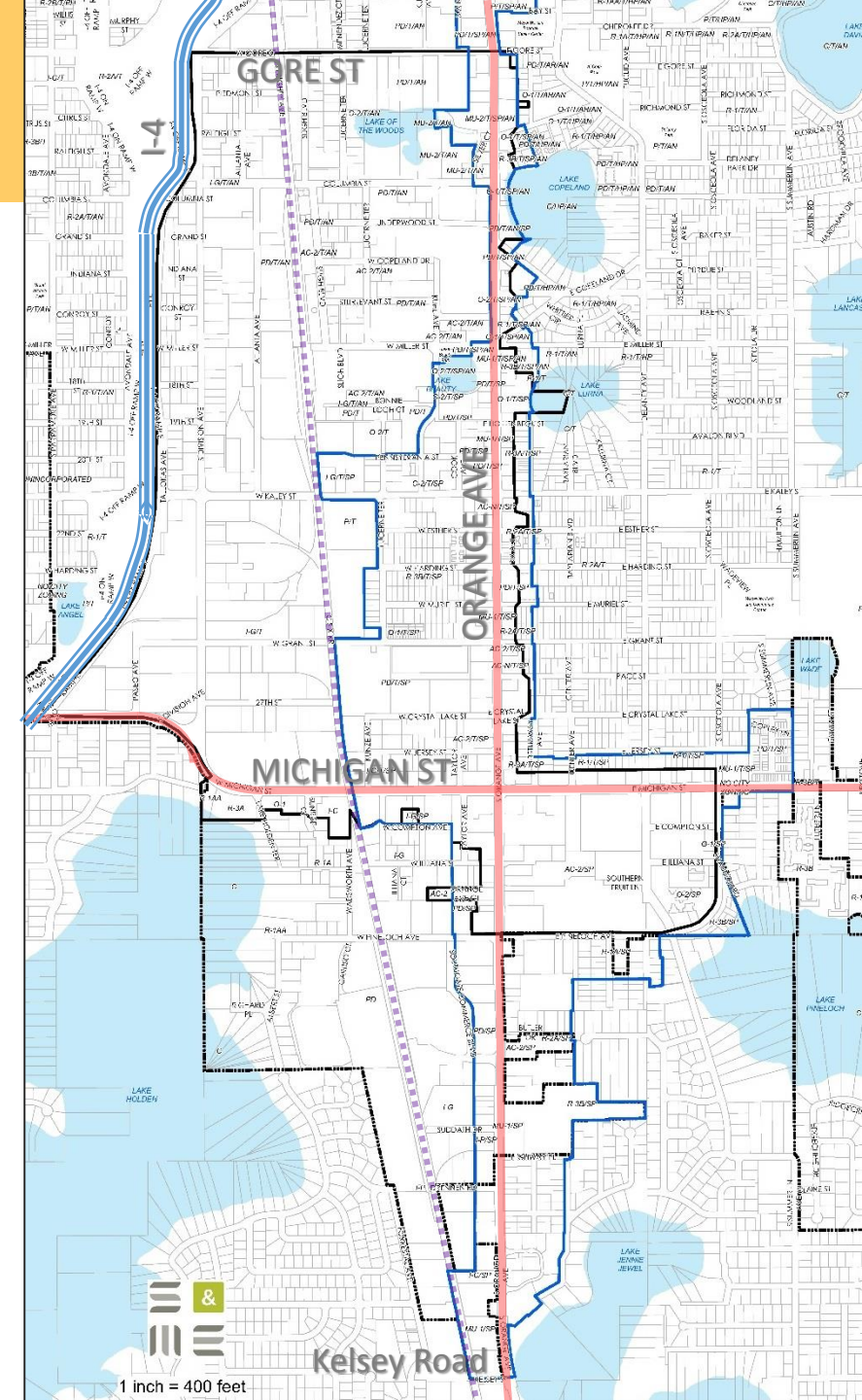
- Complete Streets
- Design Standards/Guidelines
- Manual



## 2. Purpose

Develop well-defined Design Guidelines and Development Standards for South Downtown to:

- Implement City Growth Management Plan policies
- Consolidate Land Development Code requirements and District vision





*What have we learned?*

## 3. BACKGROUND

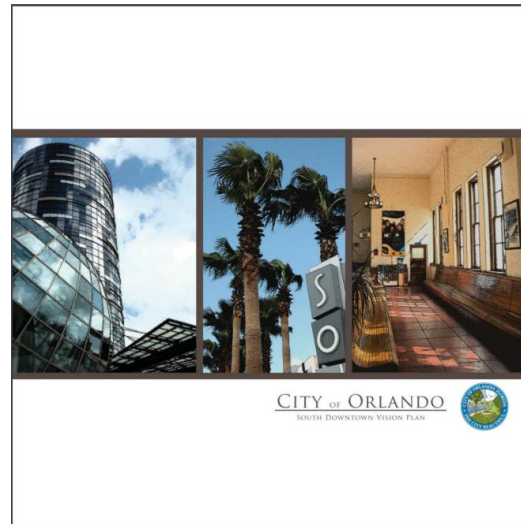




# South Downtown

## Downtown South Vision Plan (2008)

“Enable South Downtown by providing diverse, well designed and walkable destinations while creating and preserving choices in housing, employment, retail, civic space and transportation options.”

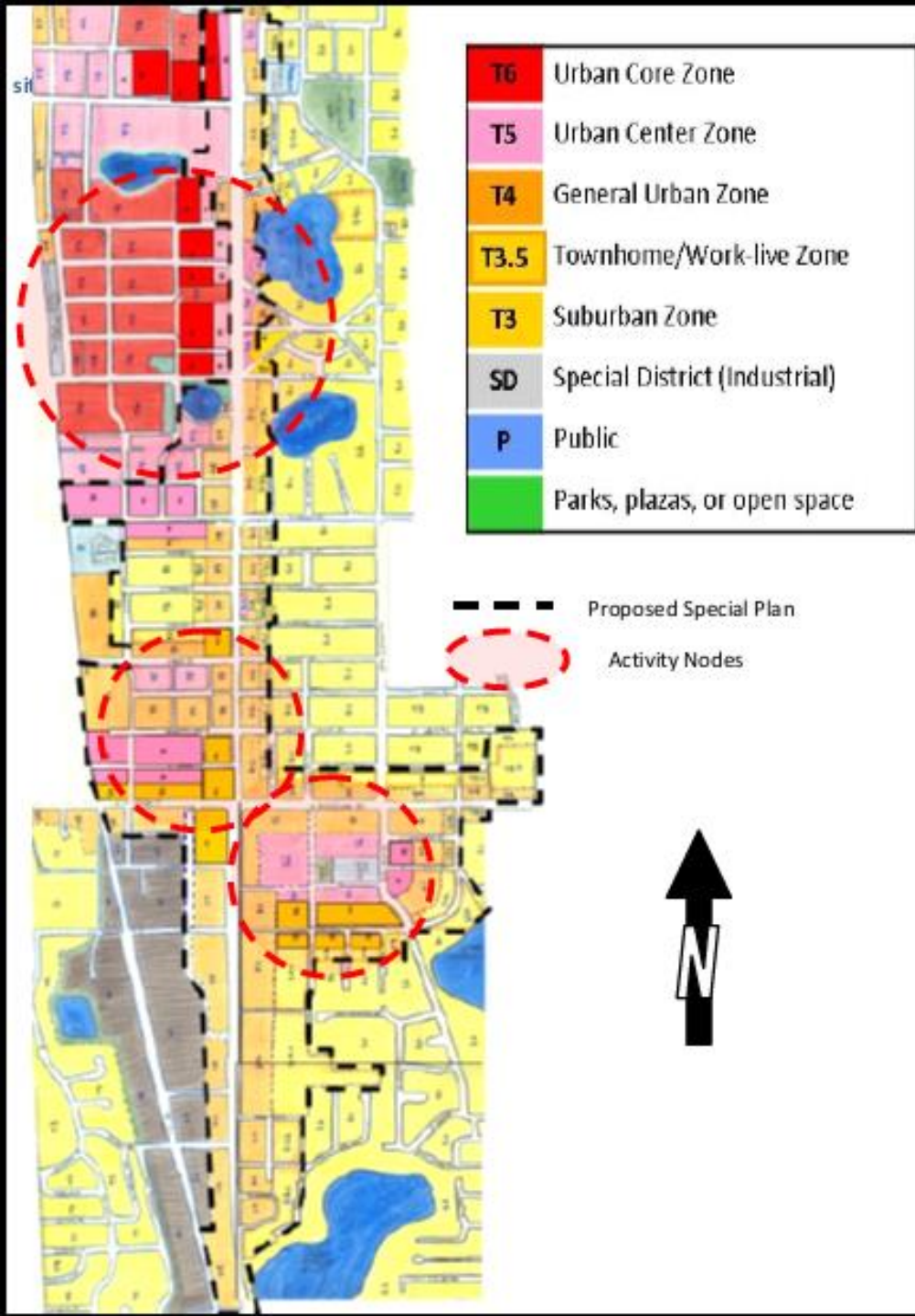




# Orange-Michigan Corridors

## Orange–Michigan Vision Plan (2010)

“Supplement the South Downtown Vision Plan efforts and address resident and property owner concerns over the redevelopment of the S. Orange Avenue and Michigan Street corridors. Particular attention was given to the transition between residential and commercial areas.”

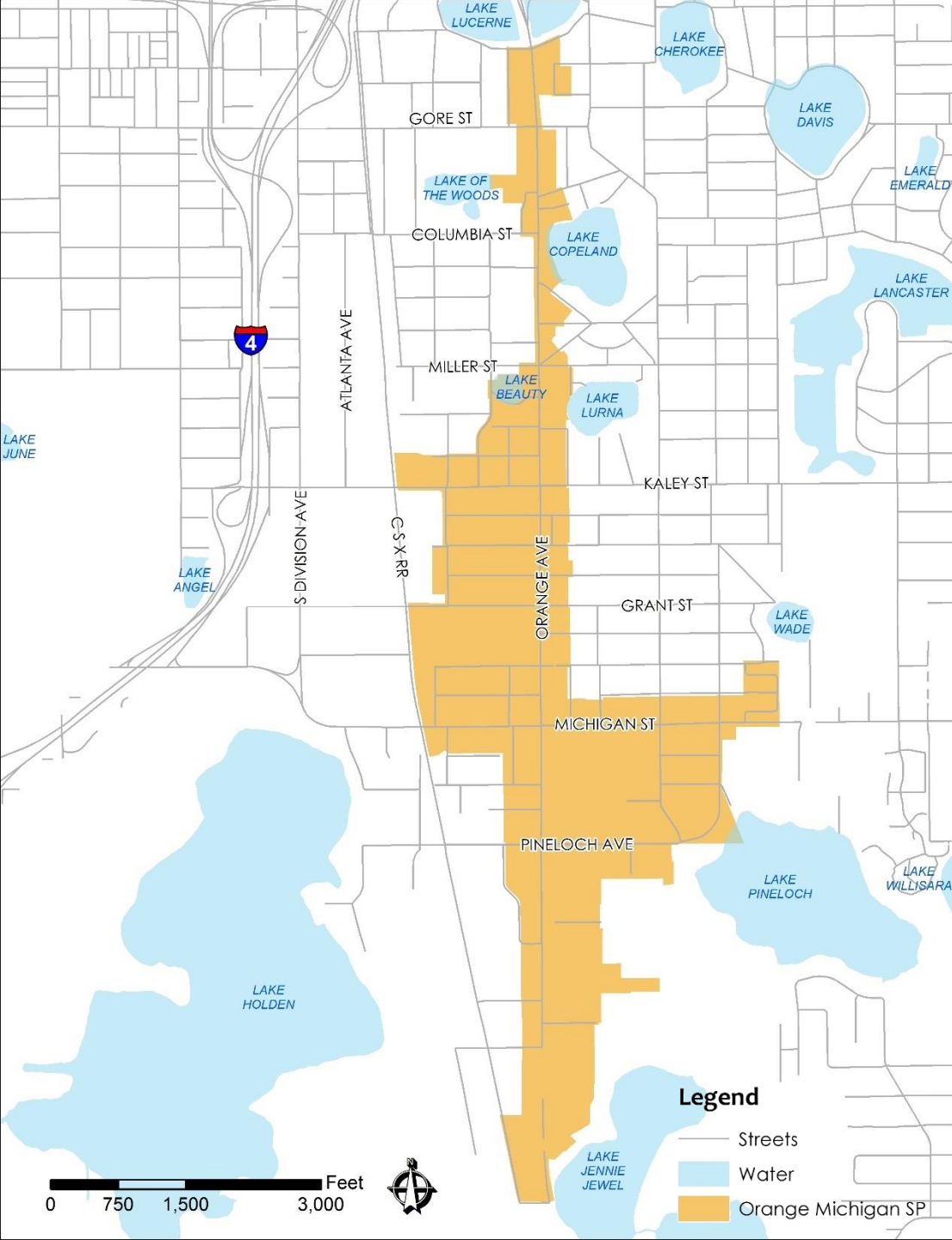


# Orange-Michigan Overlay District

## Orange/Michigan Special Plan Area Overlay Zoning District (2010)

The purpose of the *Special Plan Overlay Districts* is to provide specific design guidelines to achieve the goals and objectives of the vision plan for the area.

The purpose of the *Orange-Michigan Plan* is to preserve and strengthen commercial activities and redevelopment opportunities within the corridors, enhance pedestrian safety and main street character, and protect existing residential neighborhoods from encroachment.





# DSNID District

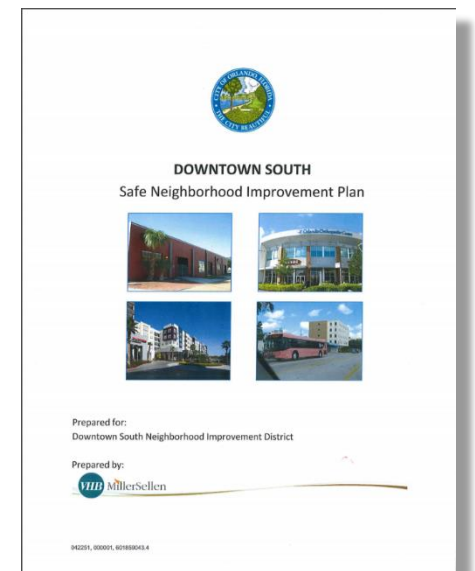
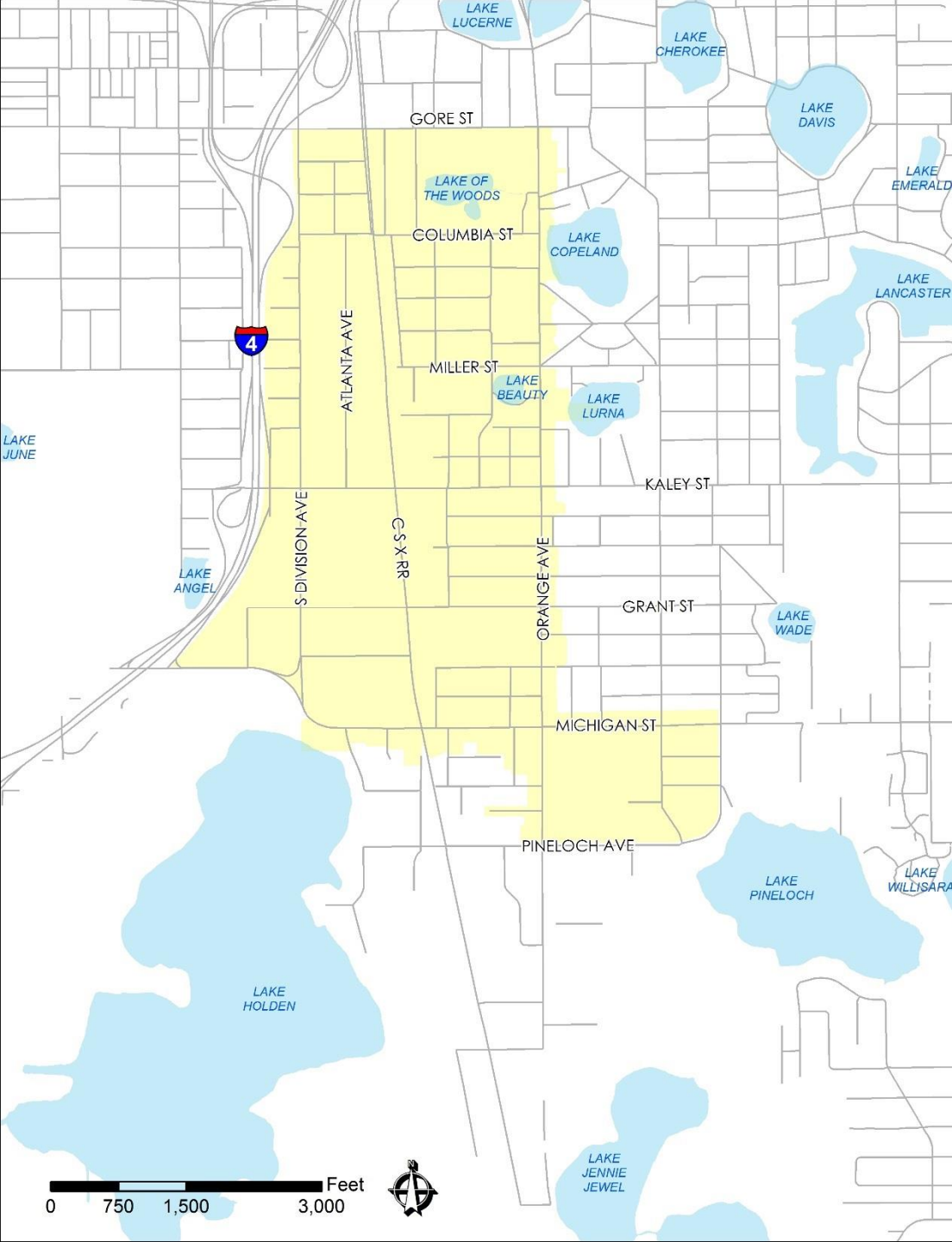
## Downtown South Neighborhood Improvement District (2011)

Support the redevelopment and improvement of the Downtown South neighborhood, an area of approximately 720 acres.

- Safe Neighborhood Improvement Plan (2013)

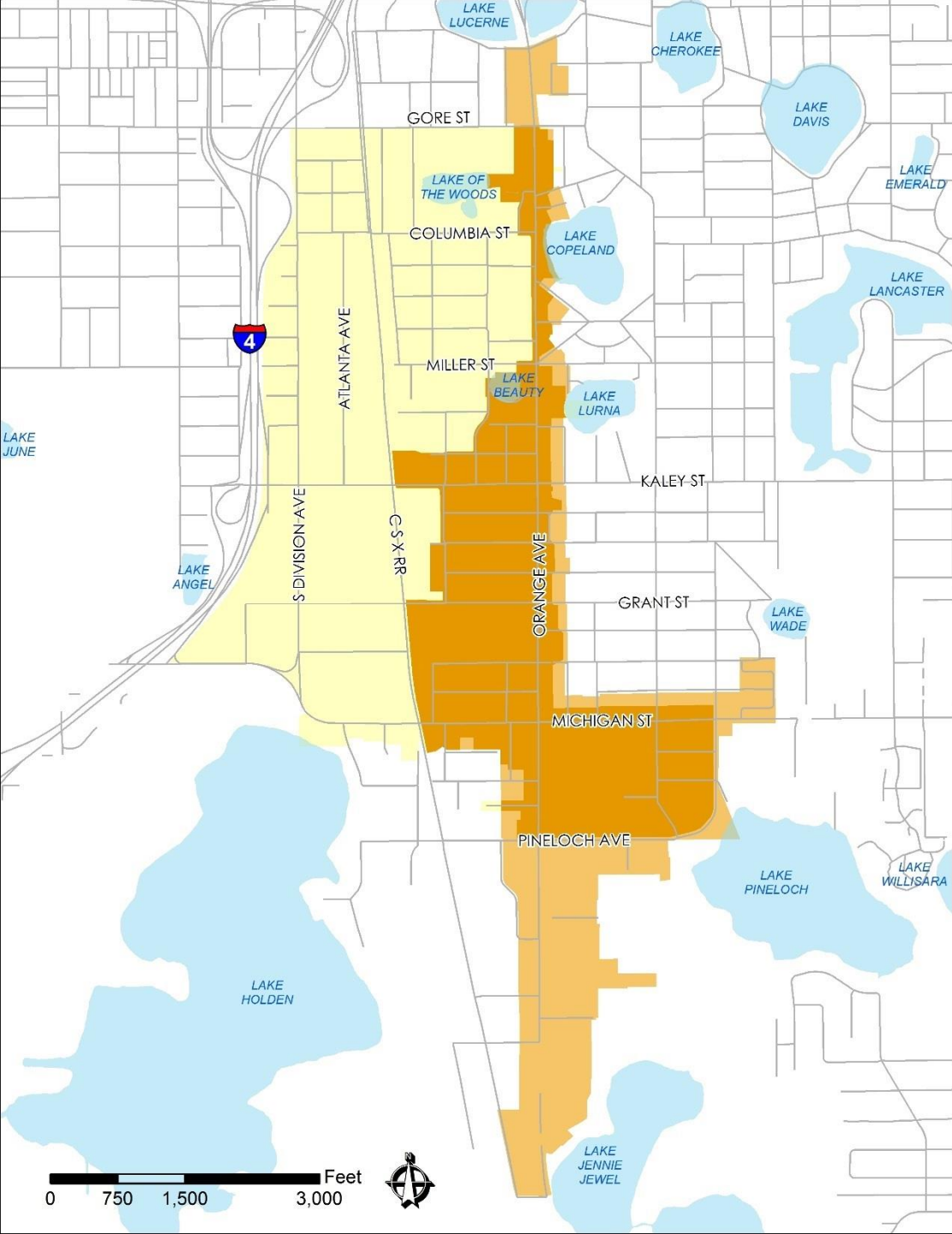
### Legend

- Streets
- Water
- DSNID



# Study Area

## Combined Boundaries



### Legend

- Streets
- Water
- DSNID
- DSNID SP Overlap
- Orange Michigan SP

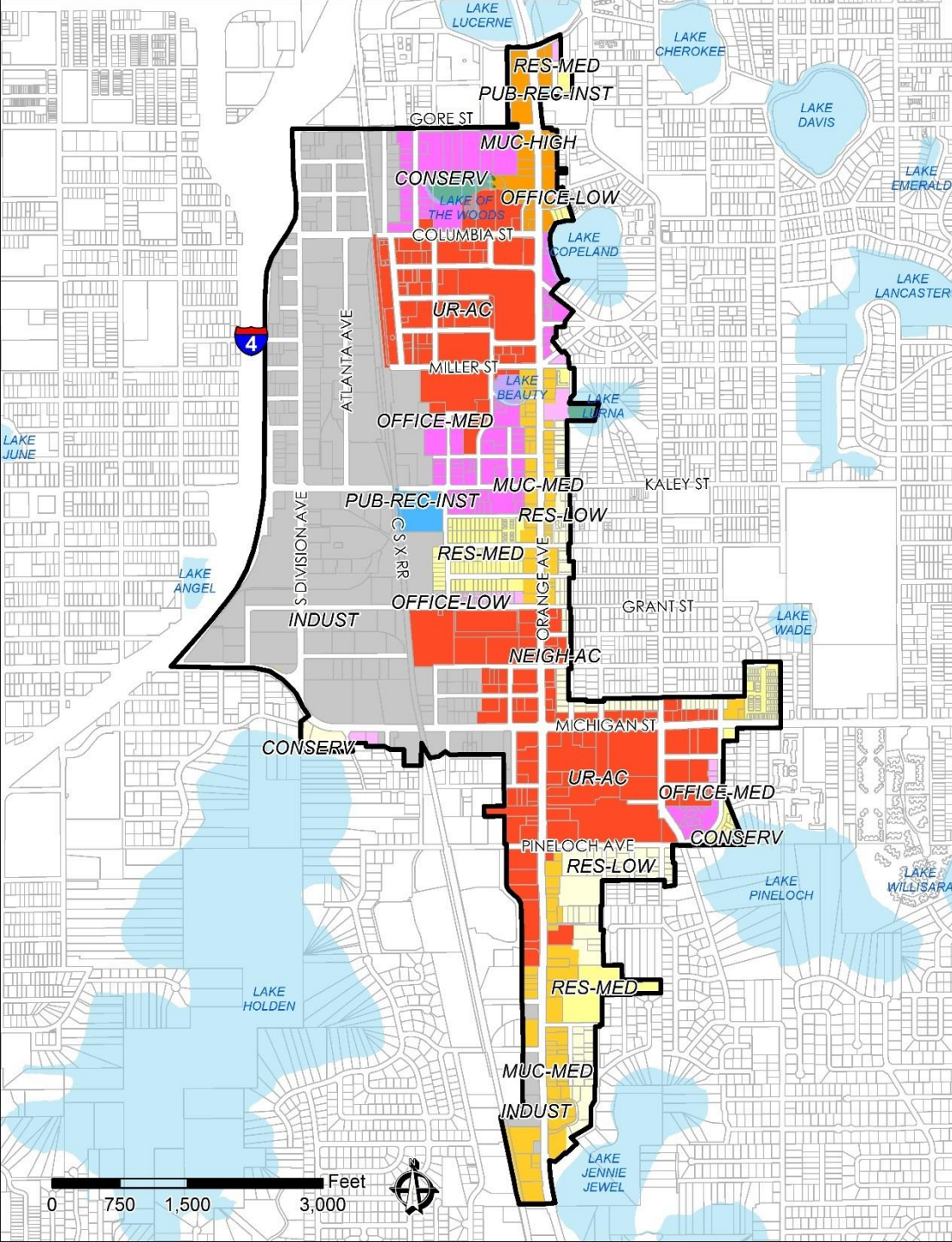


*What do we need to do different?*

## 4. POLICY & REGULATIONS



# Future Land Use Map



## Legend



## Predominant categories:

### MUC-MEDIUM

15 upa min; 30 upa max.  
0.5 FAR

### MUC-HIGH

30 upa min; 200 upa max.  
0.4 FAR min; 1.0 FAR max.

### OFFICE-MED

12 upa min; 40 upa  
0.3 FAR min; 0.7 FAR max.

### UR-AC

30 upa min; 100 upa  
0.5 FAR min; 1.0 FAR max.

### INDUSTRIAL

12 upa min; 40 upa max.  
0.7 FAR

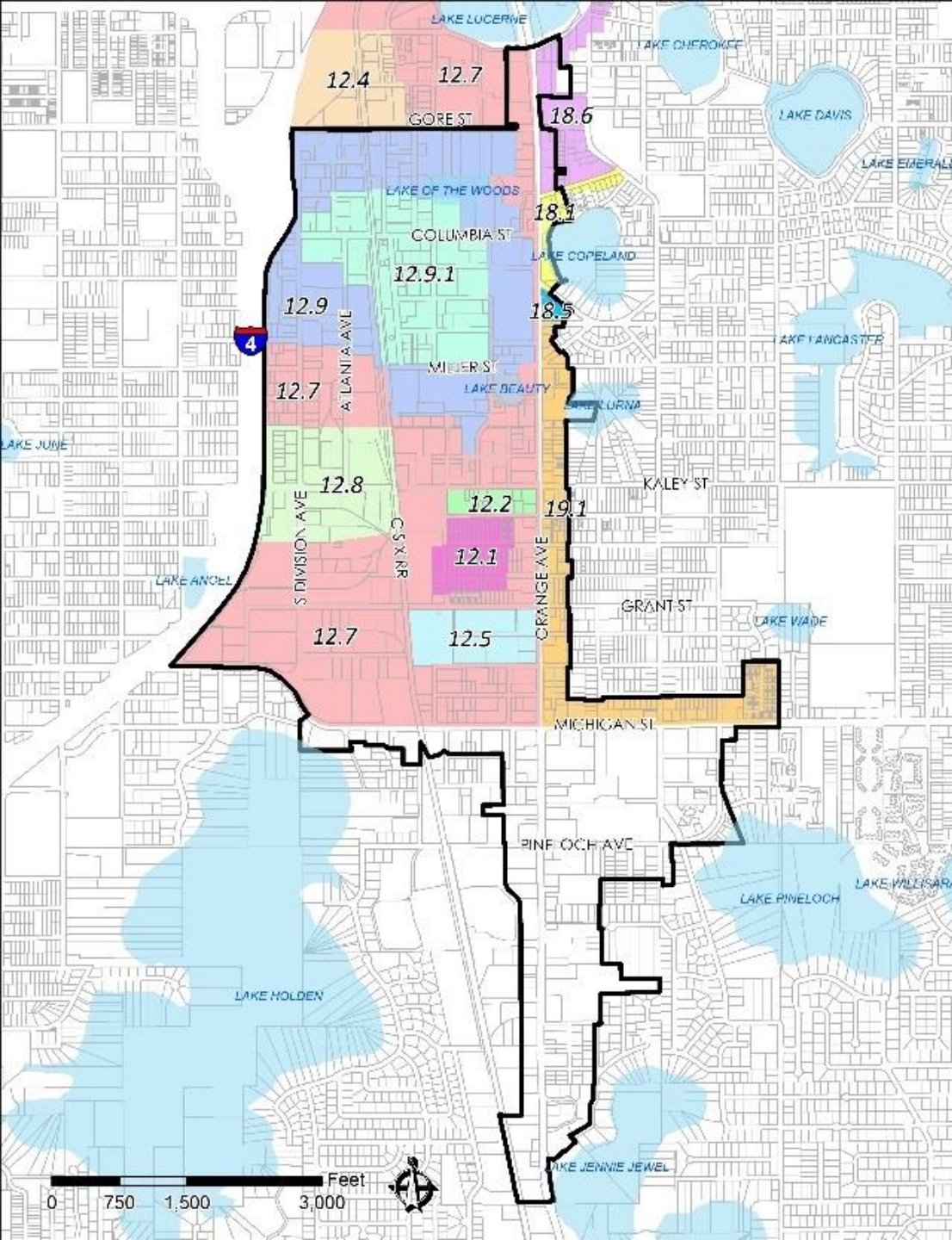


# Subarea Policies

In order to **protect the residential neighborhoods** from encroachment, the mixed use corridor and office areas shall not be permitted to expand.

In order to **protect the residential character of the neighborhood** and because of the opportunity to provide affordable housing close to employment, only residential uses shall be permitted.

Maximum density of **100 dwelling units per acre** and/or a maximum intensity of **3.0 F.A.R.** within Subarea S.12.9.1 when approved as a density and/or intensity bonus.

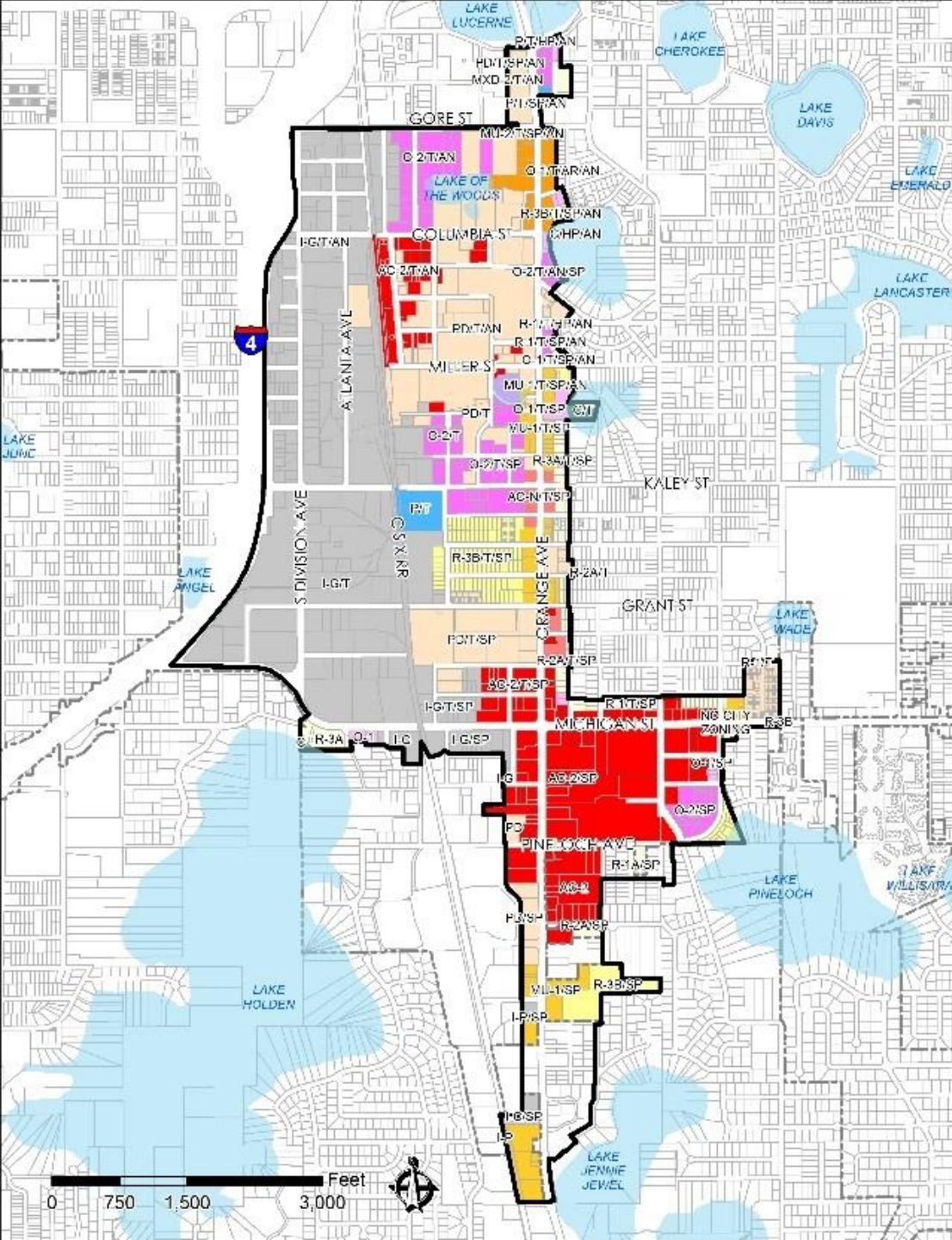


## Legend

|  |  |  |
|--|--|--|
|  Water      |  12.4 |  12.9.1 |
|  Study Area |  12.5 |  18.1   |
| <b>Sub-Area Policies</b>   |  12.7 |  18.5   |
|  12.1       |  12.8 |  18.6   |
|  12.2       |  12.9 |  19.1   |



# Zoning



## Legend

- Water
- City Limits
- Study Area

## Zoning

- Residential Low Intensity
- Residential Med Intensity
- Office Low Intensity
- Office Med Intensity
- Office High Intensity
- Mixed Use Med Intensity
- Mixed Use High Intensity
- Activity Center (AC-N)
- Activity Center (AC-2)
- Industrial
- Planned Development
- Public Recreation
- Conservation
- No City Zoning

## Predominant districts:

### MU-1/T/SP

15 upa min; 30\* upa max.  
0.5 FAR  
35' by right/75' CU

### MU-2/T/SP

30 upa min; 75\* upa max.  
0.4 FAR min; 1.0\* FAR max  
100'

### AC-N/T/SP

15 upa min; 30\* upa max.  
0.3\* FAR  
35' by right/75' CU

### AC-2/T/SP

15 upa min; 30\* upa max.  
0.5 FAR min; 1.0\* max.  
100'

### IG/T/AN

0.7 FAR max  
75'



**DIMENSIONAL STANDARDS**

|                            | O-1               | O-2                     | MU-1                   | MU-2                    | AC-N                       | AC-2                                     | I-G    | P(8) |
|----------------------------|-------------------|-------------------------|------------------------|-------------------------|----------------------------|--|--------|------|
| Density (max.)             | 21*               | 12 min.<br>40 max.(9)   | 15 min.<br>30 max.(9)  | 30 min.<br>75 max.(9)   | 15<br>30(9)                | 30<br>100(9)                             |        |      |
| FAR (max.)                 | 0.4*              | 0.3 min.<br>0.7 max.(9) | 0.5*                   | 0.4 min.<br>1.0 max.(9) | 0.3(9)                     | 0.5 min.(21) [NA in T-4]<br>1.0 max. (9) | 0.7    |      |
| Lot Area (min.)            | 4500/5500/5500    | 3500/4500/7500          | NA/4500/NA             | NA                      |                            |  | 10,000 |      |
| Lot width (min.)           | 45/50/55          | 35/45/75                | NA                     | NA                      |                            |  | 100    |      |
| Lot depth (min.)           | 100T/110          | NA/100                  | NA                     | NA                      |                            |  |        |      |
| Front setback (min.)       | 25 [15 in T4]     | 15                      | 0 (6)(20)              | 0 (6)(20)               | 0 (6)(20)                  | 0 (6)(20)                                | 0(6)   |      |
| Side yard setback (min.)   | 15                | 5T/15                   | 0 or 3min.<br>25T max. | 0 or 3 min.<br>25T max. | 0 or 3 min.<br>25T max.(6) | 0 or 3 min.<br>30T max.(6)               | 0 or 3 |      |
| Street side setback (min.) | 25 [5 in T4]      | 15                      | 0(6)(20)               | 0(6)(20)                | 0 (6)(20)                  | 0 (6)(20)                                | 10     |      |
| Rear setback               | 30                | 20                      | 20                     | 20                      | 20                         | 10                                       | 10     |      |
| Resid. dist. setback       | NA                | NA                      | 20                     | 20                      | 20                         | 20                                       | 20     |      |
| ISR (max.)                 | 0.70 [0.85 in T4] | 0.85                    | 0.85                   | 0.90                    | 0.75                       | 0.90                                     | 0.90   |      |
| Height (ft.)               | 30T/35            | 75T*                    | 35/75C                 | 100                     | 35/75C                     | 100                                      | 75     |      |

|                            | R-2A      | R-3A      | R-3B      |
|----------------------------|-----------|-----------|-----------|
| Density (max.)             | 12        | 12(9)     | 21(9)     |
| FAR (max.)                 | 0.3       | 0.3       | 0.3       |
| Lot width (min.)           | 40/50/75* | 40/50/75* | 40/50/75* |
| Lot depth (min.)           | 110       | 110       | 100       |
| Front yard setbacks (min.) | 25        | 25        | 20        |
| Side yard setback          | 5         | 5         | 5         |
| Street side setback        | 15        | 15        | 15        |
| Rear setback               | 25        | 25        | 25        |
| ISR (max.)                 | 0.55      | 0.60      | 0.70      |
| Height                     | 30T/35    | 35        | 40/55C    |

C=Conditional

T=Traditional

\* SF/Duplex/Non-residential

(6) When frontage in one block face is located partly in a commercial or R-3D district and partly in another residential or office district, the front yard and street side yard requirements of office or other residential district shall apply within the commercial or R-3D district for a distance of 150 ft. or to the nearest side street or other natural barrier (whichever is the shortest distance). The front half of this setback may not be used for signs and vehicular use areas except when the office or residential district street side yard allows a vehicular use area to be located closer to the property line.

(8) Development standards are established during the Conditional Use Permit review process.

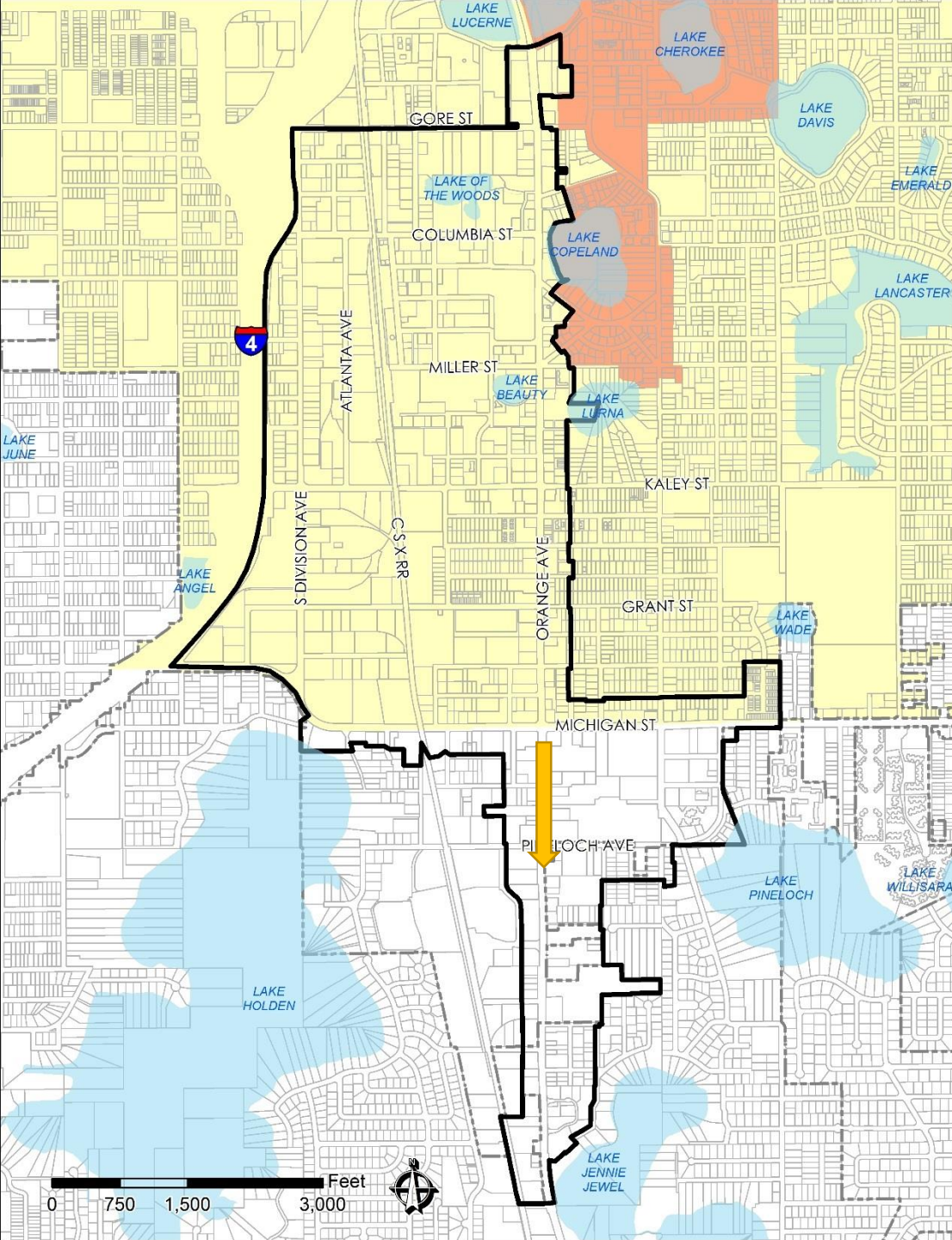
(9) May be increased through density bonus

(20) Minimum and maximum setbacks from streets are contained in Chapter 62, Section 62.608, Designation of Streets in Mixed Use Corridor Districts and Section 62.620, Designation of Streets in AC-t Activity Center Districts and Streetwall Requirements.

(21) Minimums do not apply to commercial uses outside the Traditional City or to Large Scale Retailers within the Traditional City.

# Traditional City Overlay

**Purpose:** Establish urban design standards to perpetuate the positive design elements and the residential and commercial development patterns found within the Traditional City (subdivisions platted prior to WWII).

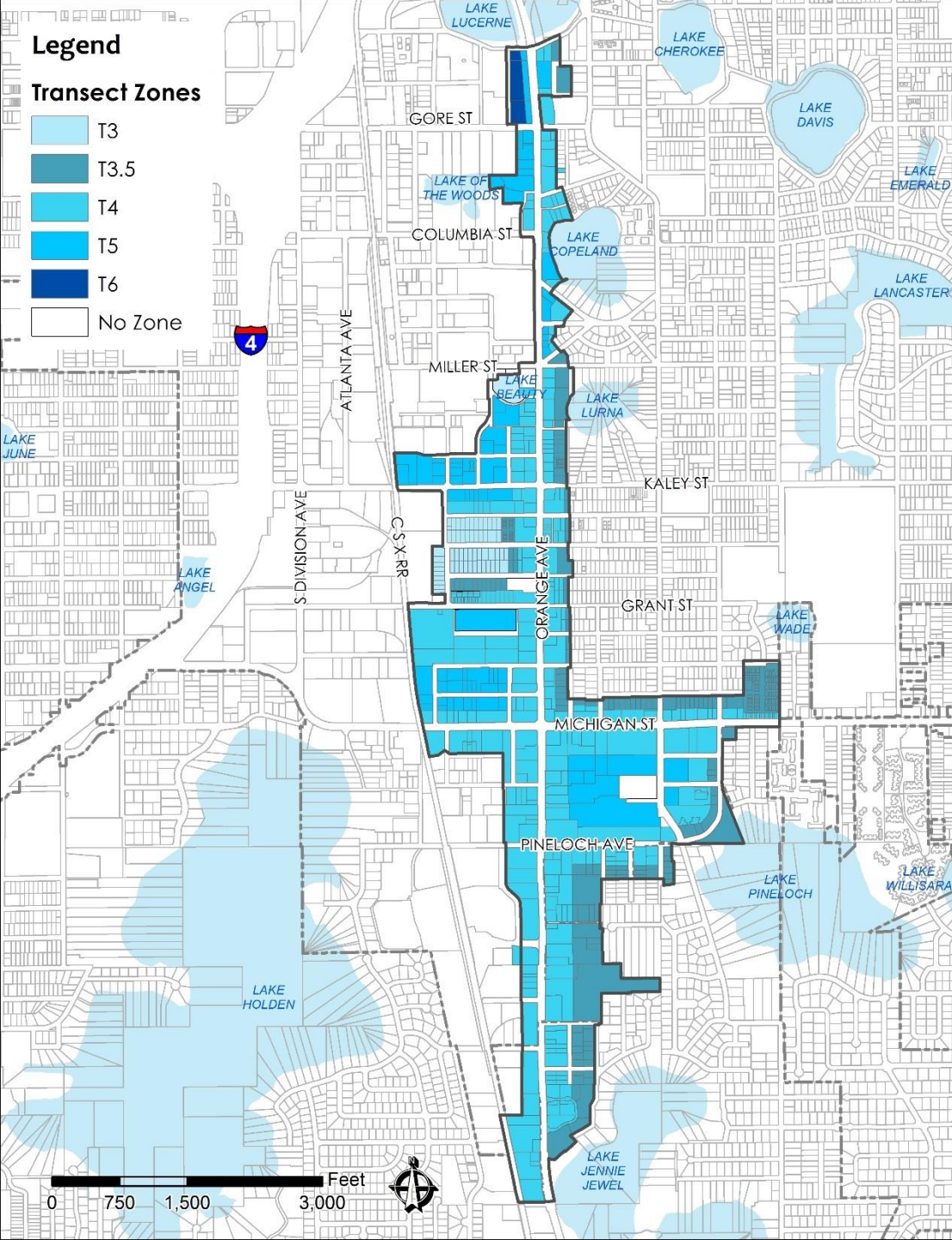


## Legend

- Water
- City Limits
- Study Area
- Historic Districts
- Traditional City Overlay



# Orange/Michigan Transect Map



## T3 – Suburban Transect

Existing low density single family detached residential  
Rezoning discouraged

## T3.5 – Live/Work Transect

Intensity bonuses prohibited  
2 stories/2.5 for residential  
Gable or hip roof required for office and all buildings >1 story  
Access only allowed from T4 areas

## T4 – General Urban Transect

promote mixed-use buildings appropriately scaled  
Ground floor commercial uses are encouraged  
3 stories single-use; 4 stories mixed-use

## T5 – Urban Center Transect

Mix of apartment and office buildings with commercial activities  
Cross access easements and unified access and circulation required

## T6 – Urban Core Transect

Multi-story buildings with structured parking, ground floor commercial, hospital and medical campuses, and residential densities to support transit



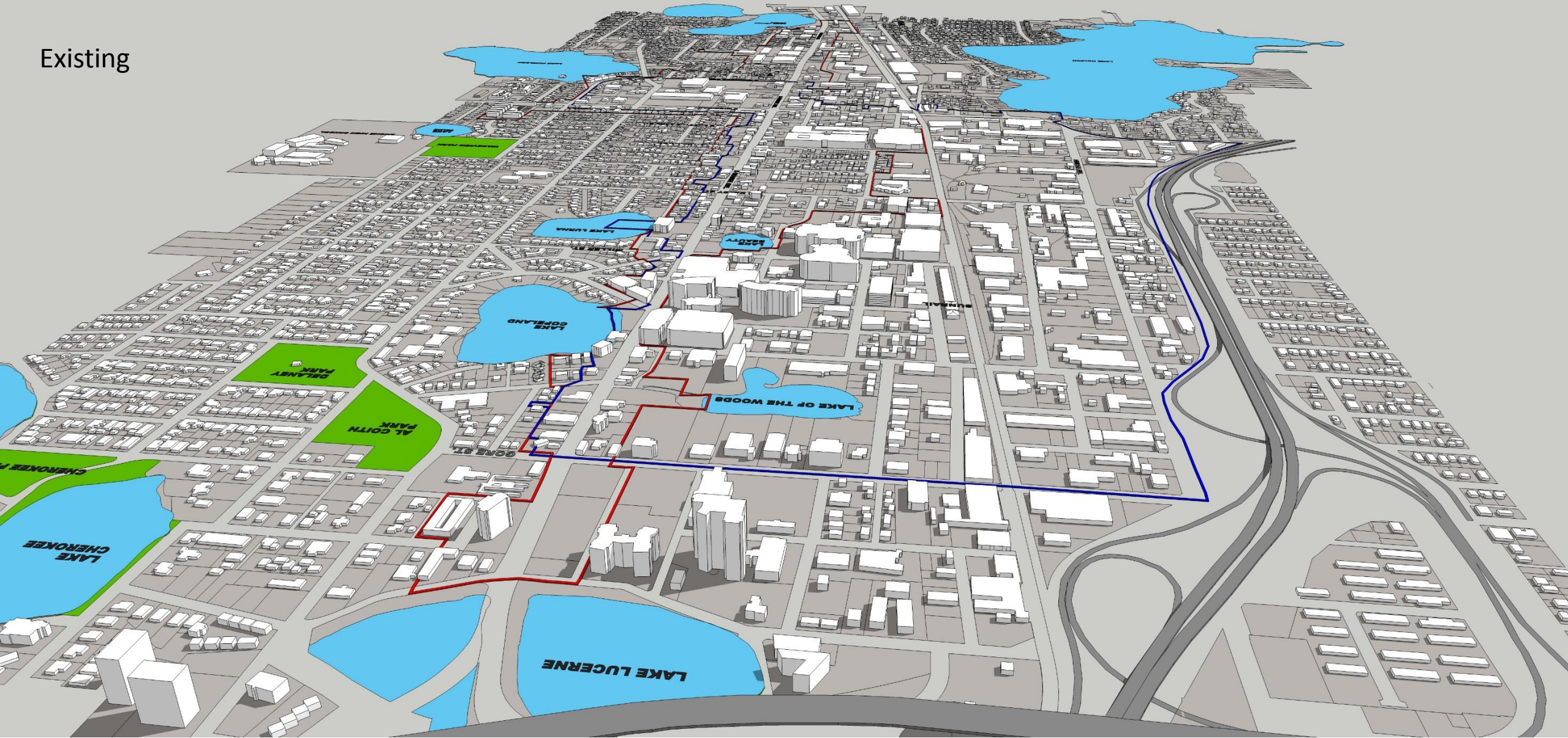
## 4. Regulations





# 4. Regulations

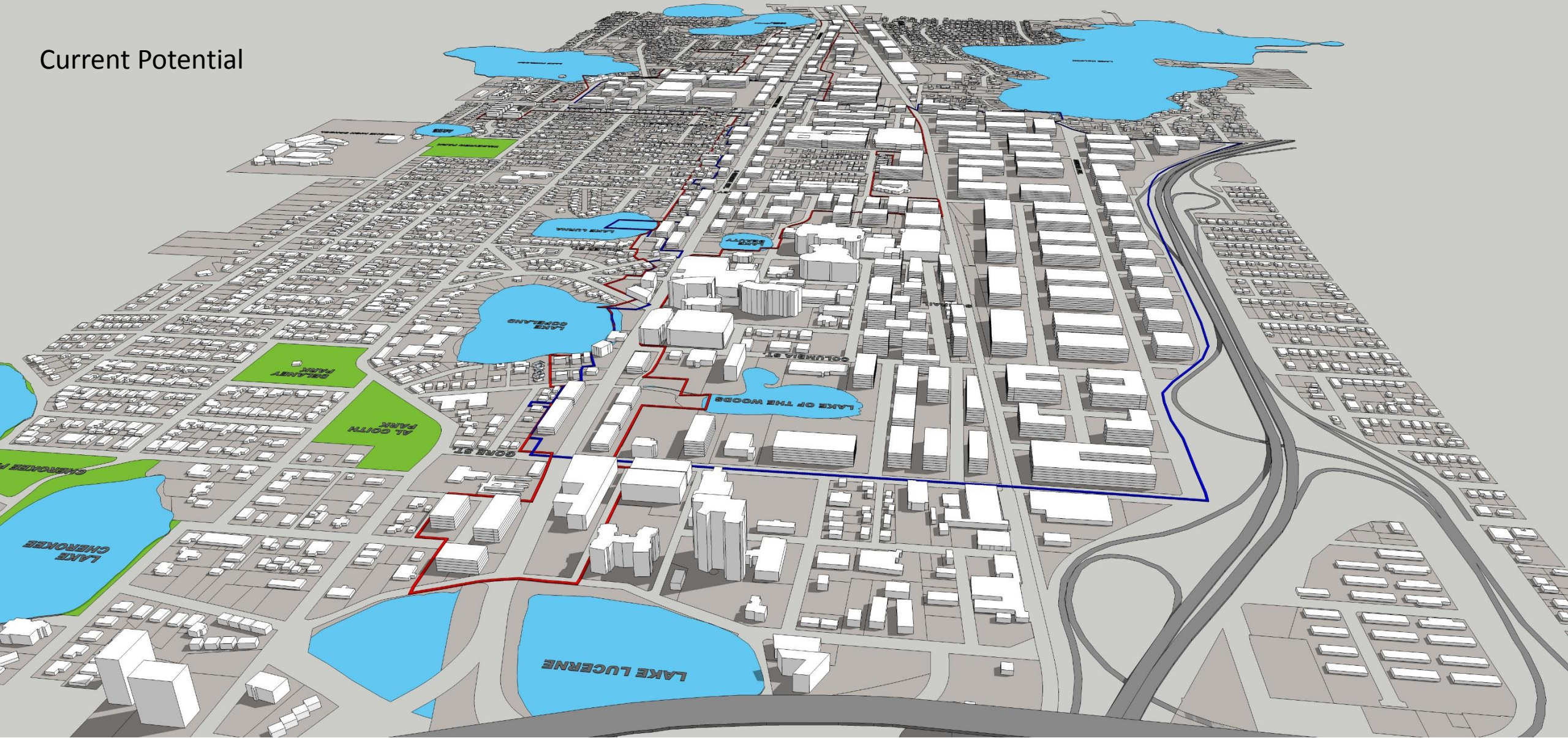
Existing





# 4. Regulations

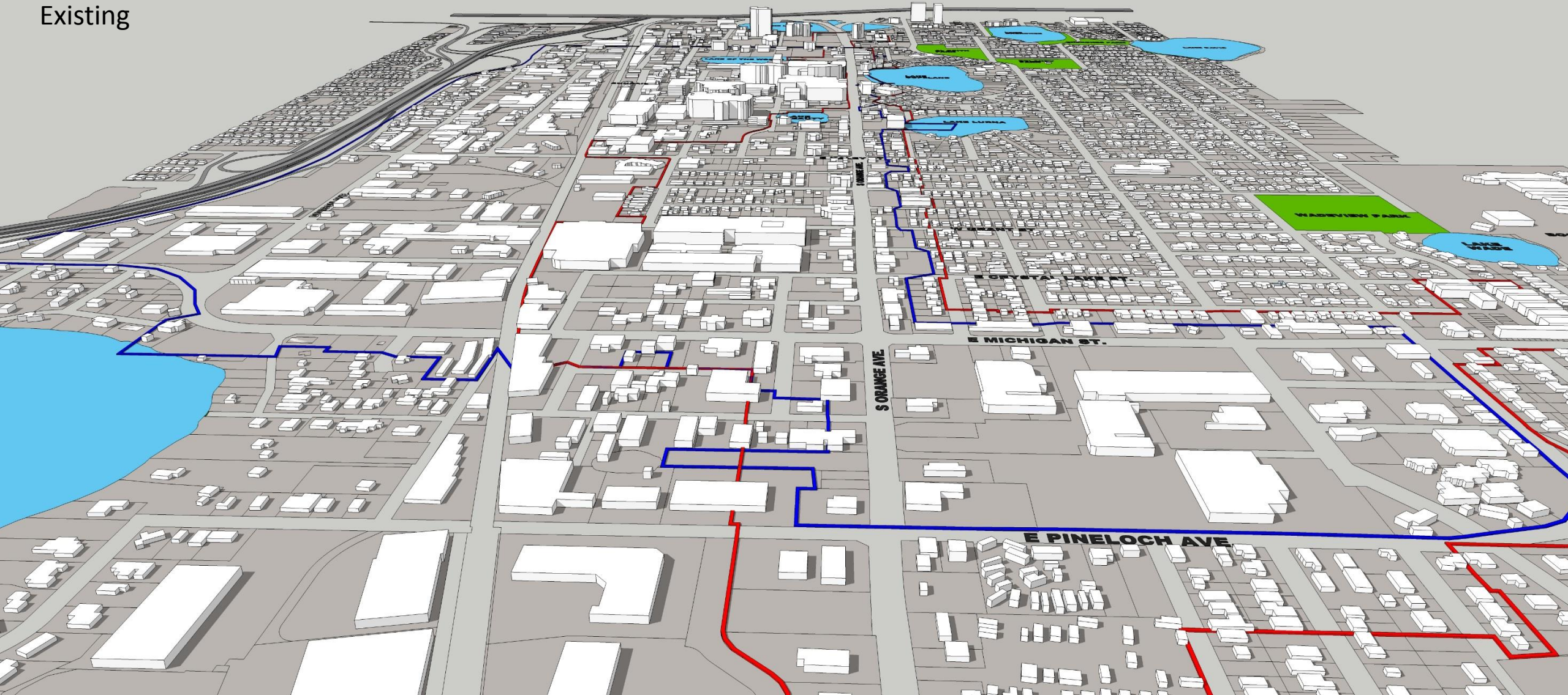
Current Potential





# 4. Regulations

Existing





# 4. Regulations

Current Potential

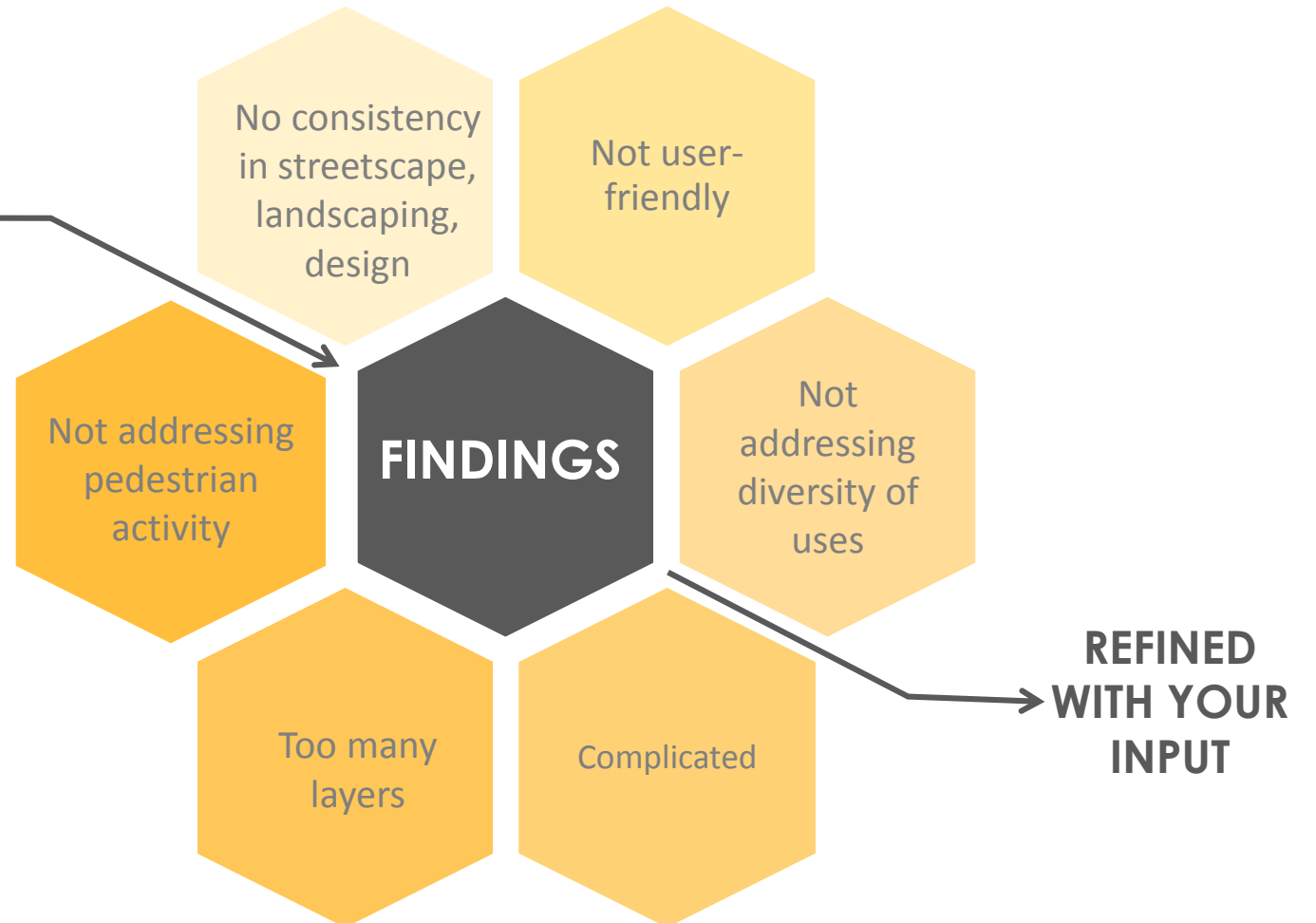




# Findings

## REVIEWED

- ✓ Previous studies
- ✓ Existing uses
- ✓ Future Land Use
- ✓ Current regulations/Zoning
- ✓ Transportation
- ✓ Character



*What do we need to do different?*

## 5. FORM-BASED CODE

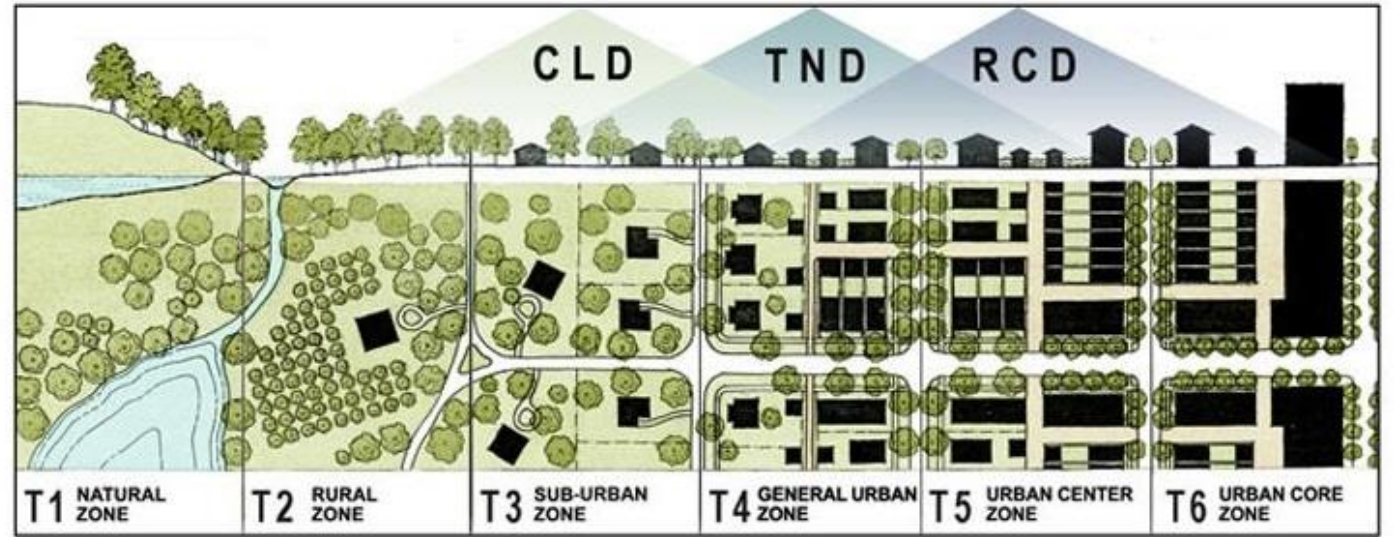




# 5. Form-Based Code

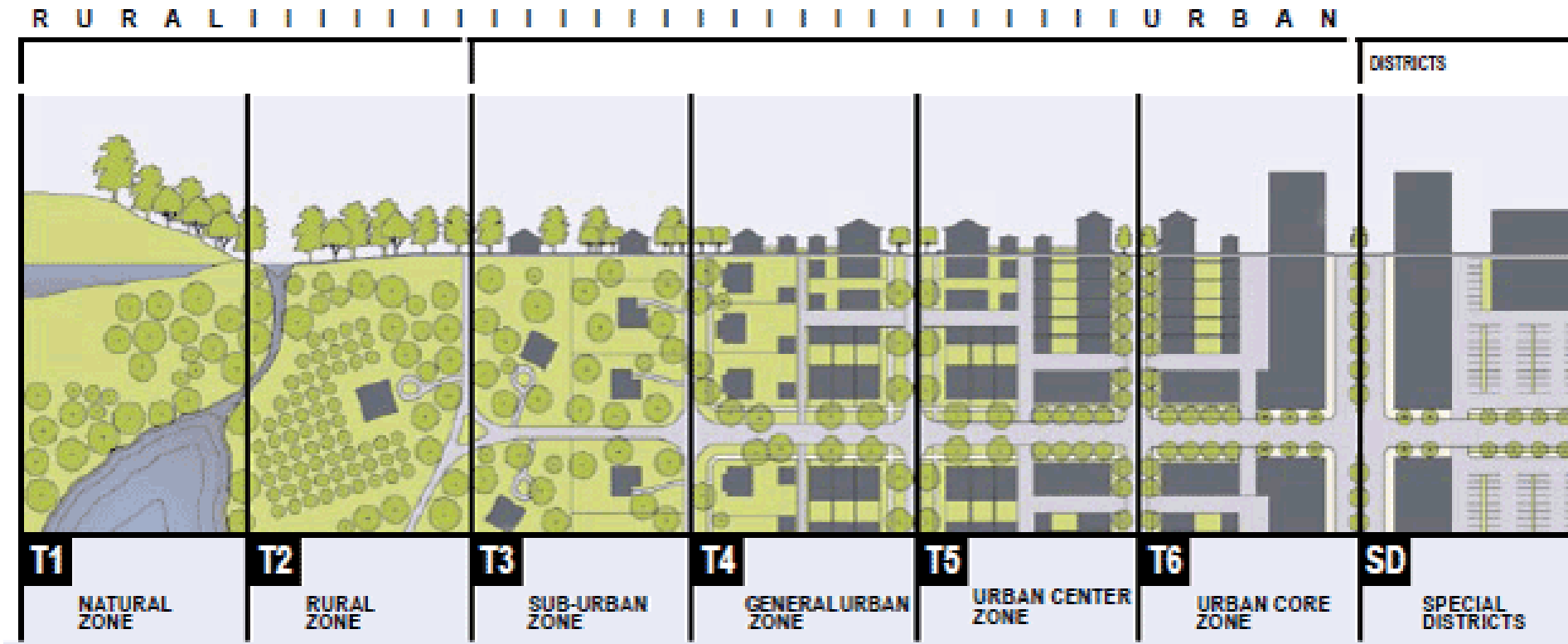
Form-based codes are:

1. An alternative to conventional zoning
2. Regulations, not guidelines



- Use **physical form** (rather than separation of uses) as the organizing principle for the code.
- Foster **predictable built results** and a high-quality public realm.
- Allow for **flexibility** and change of uses **over time**.

## 5. Form-Based Code



- Character Districts are typically identified as “T-Zones” or by Name
- Regulating **places**, not uses



# 5. Form-Based Code

## Conventional Zoning Code

### § 14-2-17 RE — RESIDENTIAL ESTATE DISTRICT (20,000 SQUARE FEET).

(A) *Intent.* This district is primarily intended for single family detached residential development where the requirements are designed to encourage quality neighborhoods in a relatively spacious urban setting. Objectives of the district include the protection of existing stable low density single family neighborhoods, the preservation of open space, and the encouragement of densities which are compatible with existing and anticipated future developments, natural features, and existing and projected public services and facilities. This district is intended for use in suitable areas which have been assigned a Single Family Low Density Residential future land use designation by the Comprehensive Plan.

#### (B) Permitted Uses.

- (1) Single family dwellings, except mobile homes.
- (2) Accessory uses in conformance with § 14-2-62, including home occupations such as family day care homes.
- (C) *Conditional Uses.* In conformance with § 14-2-206, including a public hearing.
- (1) Churches, public and private schools, libraries, and day care centers (except family day care homes allowed as a home occupation).
- (2) Park and recreation areas.
- (3) Community centers and non-profit clubs.
- (4) Agricultural uses on parcels of two acres or more.
- (5) Fire stations.

#### (D) Basic Site Design Standards.

##### (1) Lot Size:

- (a) The minimum lot area shall be 20,000 square feet.
- (b) The minimum lot width shall be 100 feet.
- (c) The minimum lot depth shall be 150 feet.

##### (2) Yards:

- (a) The minimum front yard depth shall be 35 feet.
- (b) The minimum side yard depth shall be 15 feet, except the minimum on a street side shall be 25 feet.
- (c) The minimum rear yard depth shall be 35 feet.

(3) *Parking Space Setback:* Parking spaces for non-residential uses shall be set back from property lines as indicated by § 14-2-94.

(4) *Lot Coverage:* All buildings, including accessory buildings, shall not cover more than 40% of the lot area.

(5) *Structure Height:* No structure shall exceed 35 feet.

(E) *Other Site Design Standards.* All RE development shall meet the applicable provisions of the following sections or articles:

- (1) Properties located within the Community Redevelopment Area Overlay District: § 14-2-45.
- (2) *Minimum Floor Area:* § 14-2-60.
- (3) *Short Term Rentals:* § 14-2-64.
- (4) *Buildings Per Lot:* § 14-2-60.
- (5) *Parking:* §§ 14-2-75 - 14-2-82.
- (6) *Floodplain:* §§ 14-2-115 - 14-2-119.
- (7) *Signs:* §§ 14-2-150 - 14-2-163.

(F) *Special Use Requirements.* No farm animal shall be allowed within 25 feet of a property line.

(Ord. 2038, passed 12-20-94; Am. Ord. 2678, passed 5-13-08; Am. Ord. 2692, passed 6-24-08)

## Form-Based Code (Smart Code)

### SMARTCODE Municipality

### TABLE 15C. FORM-BASED CODE GRAPHICS - T5



| 1. BUILDING FUNCTION (see Table 10 & Table 12) |          |
|--|----------|
| Residential                                    | open use |
| Lodging  | open use |
| Office   | open use |
| Retail   | open use |

| 2. BUILDING CONFIGURATION (see Table 6) |                        |
|---|------------------------|
| Principal Building                      | 15 stories max. 2 min. |
| Outbuilding                             | 2 stories max.         |

| 3. LOT CONFIGURATION (see Table 14a) |                           |
|--------------------------------------|---------------------------|
| Lot width                            | 100 ft. min. 180 ft. max. |
| Lot coverage                         | 80% max.                  |

| 4. BUILDING DISPOSITION (see Table 10) |               |
|--|---------------|
| Setback                                | not permitted |
| Sideyard                               | permitted     |
| Rearyard                               | permitted     |
| Courtyard                              | permitted     |

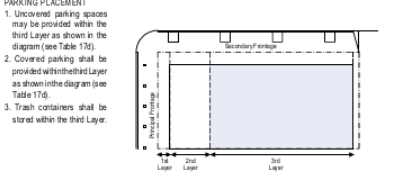
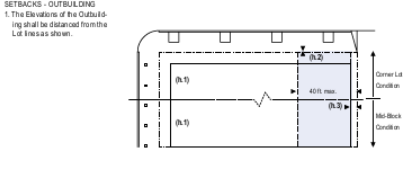
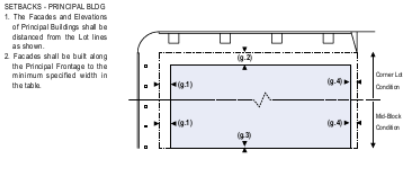
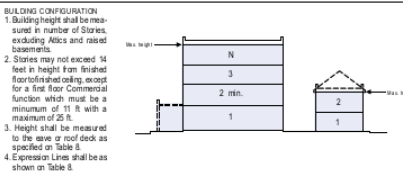
| 5. SETBACKS - PRINCIPAL BUILDING (see Table 14a) |                         |
|--|-------------------------|
| (g.1) Front Setback Principal                    | 12 ft. min. 12 ft. max. |
| (g.2) Front Setback Secondary                    | 2 ft. min. 12 ft. max.  |
| (g.3) Side Setback                               | 0 ft. min. 24 ft. max.  |
| (g.4) Rear Setback                               | 3 ft. min.*             |
| Frontage Building                                | 80% min. set setback    |

| 6. SETBACKS - OUTBUILDING (see Table 14b) |                               |
|---|-------------------------------|
| (h.1) Front Setback                       | 40 ft. max. from rear grip    |
| (h.2) Side Setback                        | 0 ft. min. or 2 ft. at corner |
| (h.3) Rear Setback                        | 3 ft. min.                    |

| 7. PRIVATE FRONTAGES (see Table 7) |               |
|------------------------------------|---------------|
| Common Liner                       | not permitted |
| Perch & Porch                      | not permitted |
| Terrace on L.C.                    | permitted     |
| Porchcourt                         | permitted     |
| Stoop                              | permitted     |
| Shedfront & Awning                 | permitted     |
| Gallery                            | permitted     |
| Arcade                             | permitted     |

| 8. PARKING PROVISIONS (see Table 10 & Table 11) |  |
|---|--|
| Refer to Summary Table 11                       |  |

\*or 15 ft. from center line of alley  
"N" stands for any Stories above those shown, up to the maximum. Refer to matrices for exact minimums and maximums.



SmartCode Version 9.2

SC45

## Form-Based Code (tailored)



### MIRA FORM-BASED CODE

- b. Liner buildings are not required along other streets. **Figure 41. Exposed spandrels**
- However, any portion of a parking garage that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited (see Figure 41).



Figure 42: Parking Garages and Liner Buildings



- c. Parking garages not concealed behind liner buildings or active uses (e.g. commercial, office, residential) shall provide a landscaping strip along the facade as follows:
- i. The landscaping strip shall have a minimum depth of 8 feet; and
  - ii. A minimum of five (5) understory trees per 100 linear feet and a row of evergreen shrubs shall be planted along the strip. Vines growing on a metal mesh mounted



## 5. Form-Based Code



Traditional Code

Source: Galina Tahchieva, Urban Sprawl Repair Kit: Repairing the Urban Fabric



# 5. Form-Based Code





## 5. Form-Based Code



Traditional Code

Source: Galina Tahchieva, Urban Sprawl Repair Kit: Repairing the Urban Fabric



## 5. Form-Based Code



Form-Based Code

Source: Galina Tahchieva, Urban Sprawl Repair Kit: Repairing the Urban Fabric

**The Regulating Plan**

**Block Standards**

**Use Standards**

**Site Standards**

# COMPONENTS

**Building Standards**

**Public Space  
Standards**

**Signs**

**Definitions  
Development Review**



# -1- Regulating Plan

T1



T2



T3

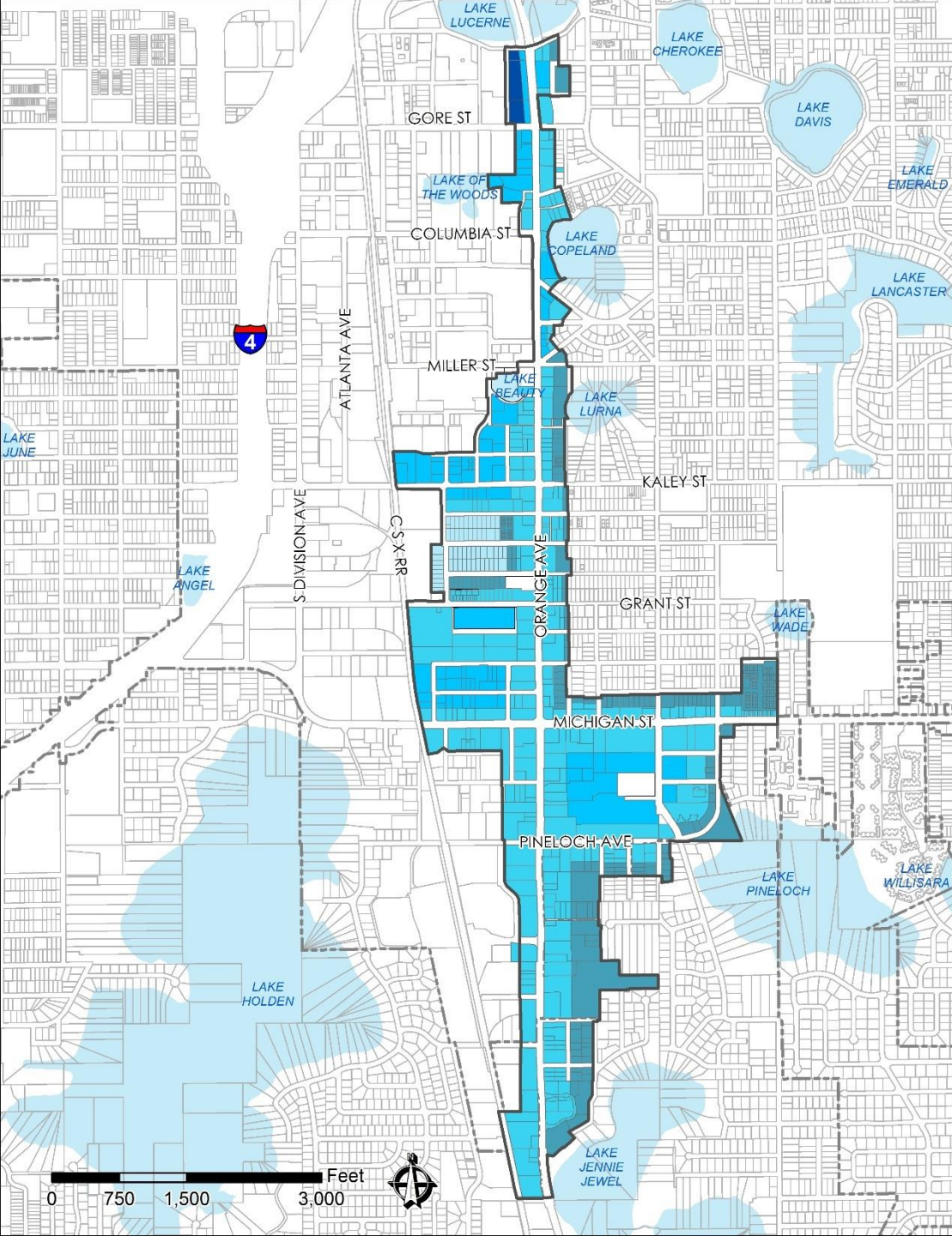


T4



T5





## Legend

### Transect Zones

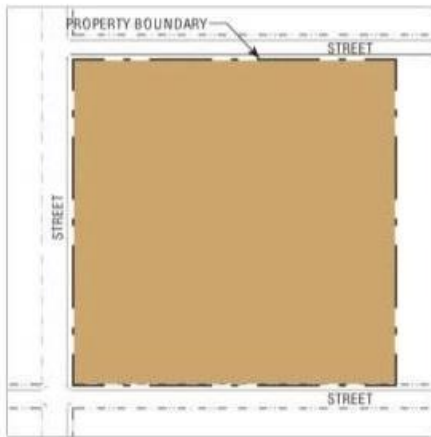
- T3
- T3.5
- T4
- T5
- T6
- No Zone
- Water
- City Limits
- Orange Michigan SP

5  
Zones



## -2- Block & Subdivision Standards

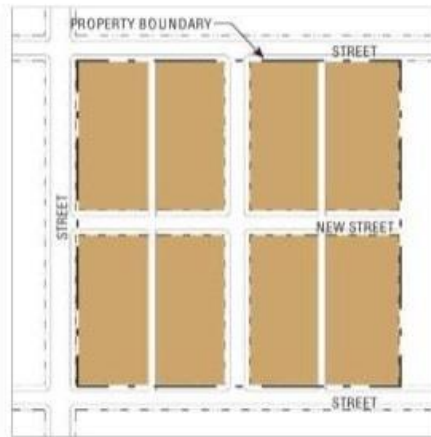
1. Site
2. Introduce streets
3. Introduce alleys
4. Introduce lots
5. Introduce projects



1



2



3

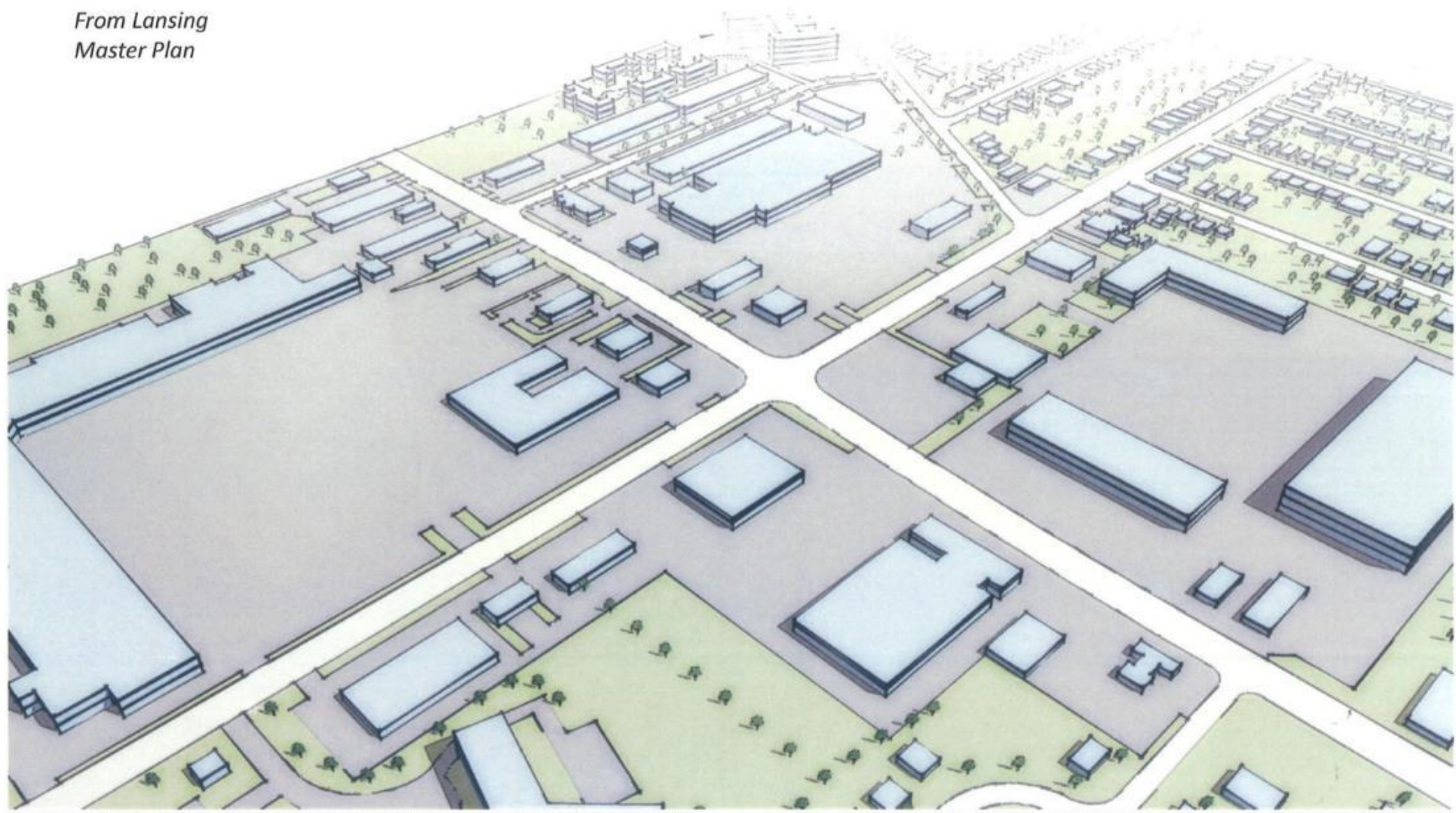


4



5

*From Lansing  
Master Plan*





*From Lansing  
Master Plan*



# -3- Land Use Standards

## Detailed List

- Restaurants
- Retail bakeries
- Candy, confectionary and ice cream stores
- Florist shops
- Card shops, bookstores and news stands
- Drug stores
- Hardware stores
- Camera shops, electronic shops, and film sales and processing establishments
- . . .

## Generalized List

- Restaurants
- Retail
- Personal Services
- Business Services
- . . .

**D. Allowed Types Of Uses**

| USES   | Canal Street | US 1 | Live Oak | Employment | Washington Street | Neighborhood Protection |
|--|--------------|------|----------|------------|-------------------|-------------------------|
| <b>CIVIC, NONPROFIT AND INSTITUTIONAL</b>                        |              |      |          |            |                   |                         |
| Art gallery, library, museum, & other cultural facilities        | P            | P    | P        | P          | P                 | N                       |
| Church, convent or parish house                                  | S            | S    | S        | S          | S                 | N                       |
| Community center/civic clubs                                     | S            | S    | S        | S          | S                 | S                       |
| Government use (library, post office, offices, and similar uses) | P            | P    | P        | P          | P                 | N                       |
| Public Buildings (including hospital)                            | P            | P    | N        | P          | N                 | N                       |
| <b>EATING, DRINKING AND ENTERTAINMENT</b>                        |              |      |          |            |                   |                         |
| Adult Entertainment  | N            | N    | N        | N          | N                 | N                       |
| Bar, lounge, tavern  | P            | P    | P        | P          | P                 | N                       |
| Restaurants, bakeries, delicatessens                             | P            | P    | P        | P          | P                 | N                       |
| Restaurants with drive-up or drive-through facilities            | N            | P    | N        | N          | N                 | N                       |
| <b>EDUCATIONAL FACILITIES/TRAINING</b>                           |              |      |          |            |                   |                         |
| Child care facilities  | P            | P    | S        | S          | S                 | S                       |
| Schools – higher education (incl. vocational & trade)            | P            | P    | N        | P          | N                 | N                       |
| Schools – elementary, middle and high (public & private)         | P            | P    | N        | N          | N                 | N                       |
| <b>OFFICE, MEDICAL AND PROFESSIONAL</b>                          |              |      |          |            |                   |                         |
| Animal clinic/hospital   | N            | P    | N        | P          | N                 | N                       |
| Financial institutions   | P            | P    | P        | P          | P                 | N                       |
| Laboratories (research, medical & dental) and clinics            | P            | P    | P        | P          | P                 | N                       |
| Outpatient Care Facilities                                       | P            | P    | P        | P          | P                 | N                       |
| Professional, medical & business office/studios                  | P            | P    | P        | P          | P                 | N                       |
| <b>RECREATION AND TOURISM</b>                                    |              |      |          |            |                   |                         |
| Recreation areas (active & passive)                              | P            | P    | P        | P          | P                 | P                       |
| Bed & Breakfast  | P            | N    | P        | N          | P                 | N                       |
| Transient Lodging (hotels/motels)                                | P            | P    | N        | N          | N                 | N                       |
| Parks & recreational facilities (private)                        | P            | P    | P        | P          | P                 | A                       |
| <b>RESIDENTIAL</b>   |              |      |          |            |                   |                         |
| Adult Congregate Living Facilities                               | P            | P    | P        | P          | P                 | N                       |
| Community residential home (7 to 14 residents)                   | N            | N    | N        | P          | N                 | N                       |
| Dwellings, multi-family  | N            | P    | P        | P          | P                 | N                       |
| Dwellings, single-family   | N            | N    | P        | P          | P                 | P                       |
| Dwellings, duplex  | N            | N    | P        | P          | P                 | P                       |
| <b>RETAIL SALES AND SERVICES</b>                                 |              |      |          |            |                   |                         |
| Personal Service   | P            | P    | P        | P          | P                 | N                       |
| Retail   | P            | P    | P        | P          | P                 | N                       |

Key: P = Permitted Uses; N = Prohibited; S = Special Exceptions





Local Gas Station



Form Based Code Gas Station

Orlando



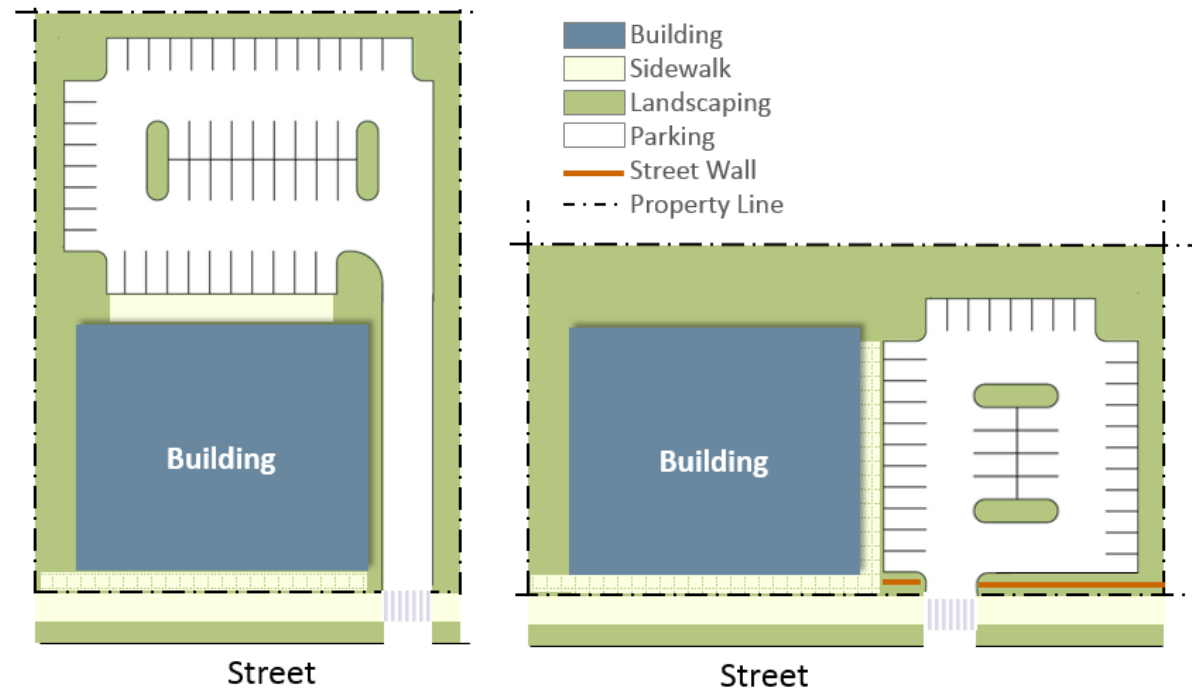


Form Based Code Gas Station

*Carmel, Indiana*

-4-  
Site Design  
Standards

1. Building/Parking Location
2. Setbacks
3. Access & Circulation







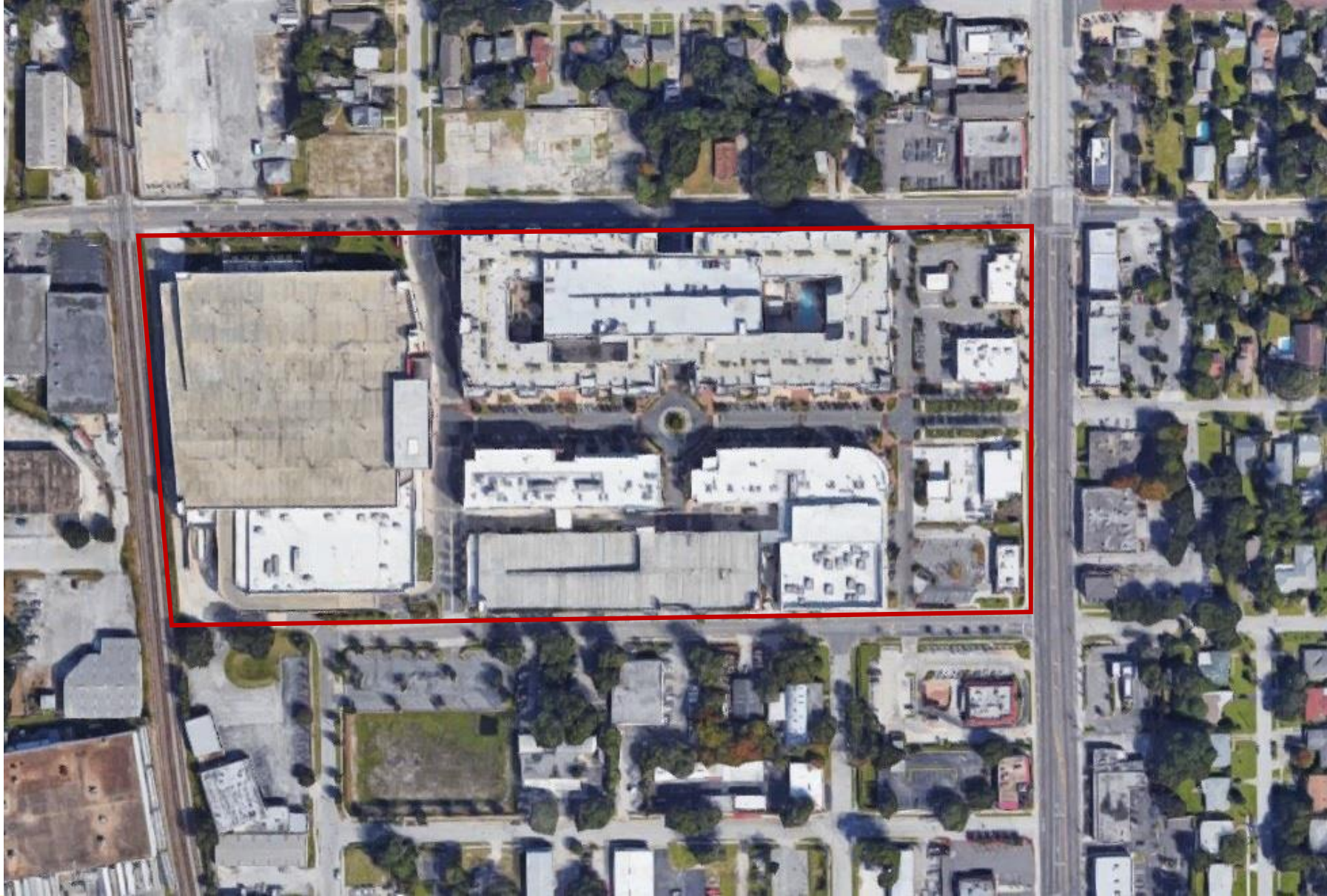
SoDo Aerial (Before)





SoDo Aerial (after)





SoDo Aerial (after)





Suburban Destination





Urban destination

SoDo





Setbacks

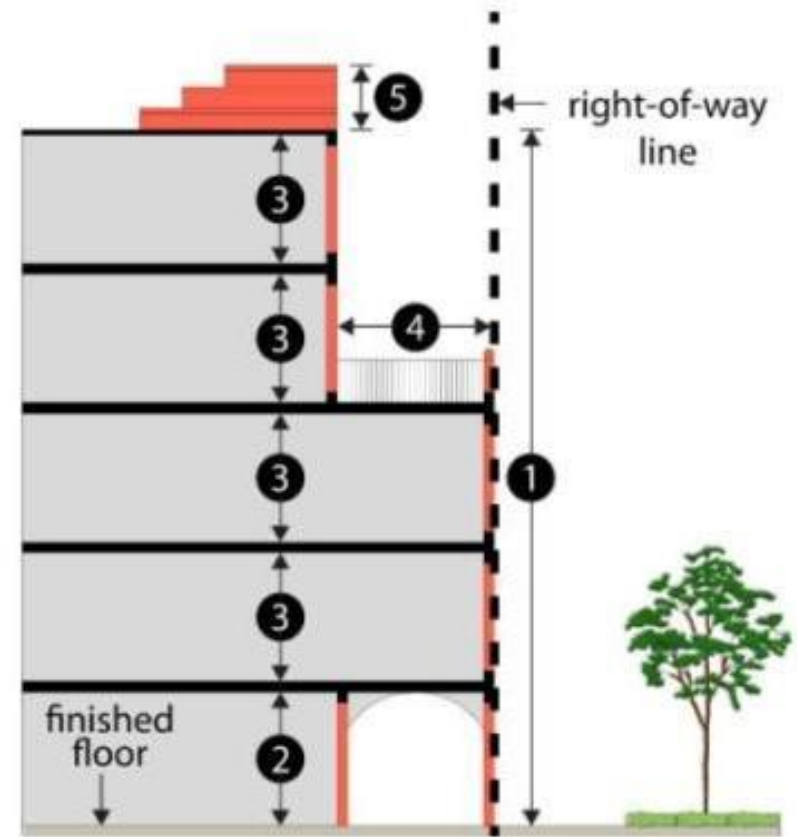




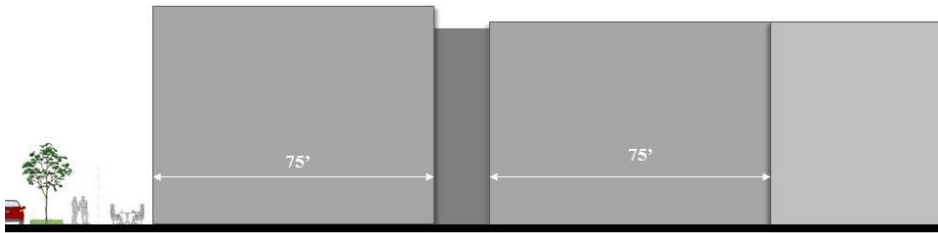
# Setbacks

## -5- Building Standards

1. Massing
2. Architecture
3. Height
4. Façade Design
5. Fenestration
6. Materials/Colors







# Building Standards



Building Standards





Incentivized



| Provision                     | Qualifier*   | Bonus  |
|-------------------------------|--|--|
| Mixed-Use                     | Vertical mix of residential and commercial or office | Maximum height, density and intensity.               |
| Affordable Housing            | At least 25% of the residential units                | Maximum height, density and intensity.               |
| Workforce Housing             | At least 25% of the residential units                | Maximum height, density and intensity.               |
| Public Open Space & Amenities | Urban plaza or park 3,000 sq. ft. of larger          | Maximum density and intensity + 1 additional floor.  |
| Parking Garage                | Below or above residential, commercial or office     | 1 additional floor for each floor of parking garage. |

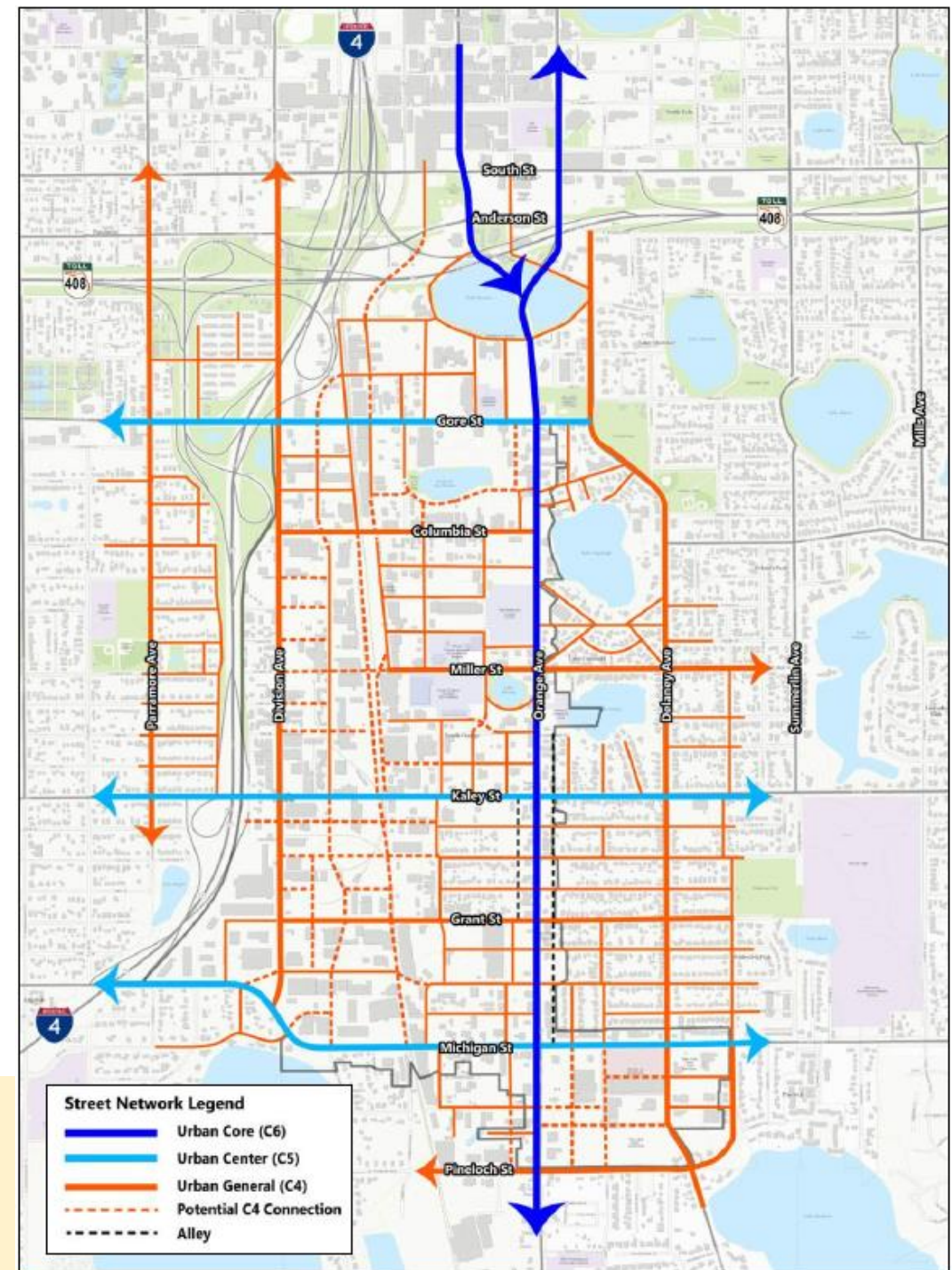


Incentivized



# -6- Public Space Standards

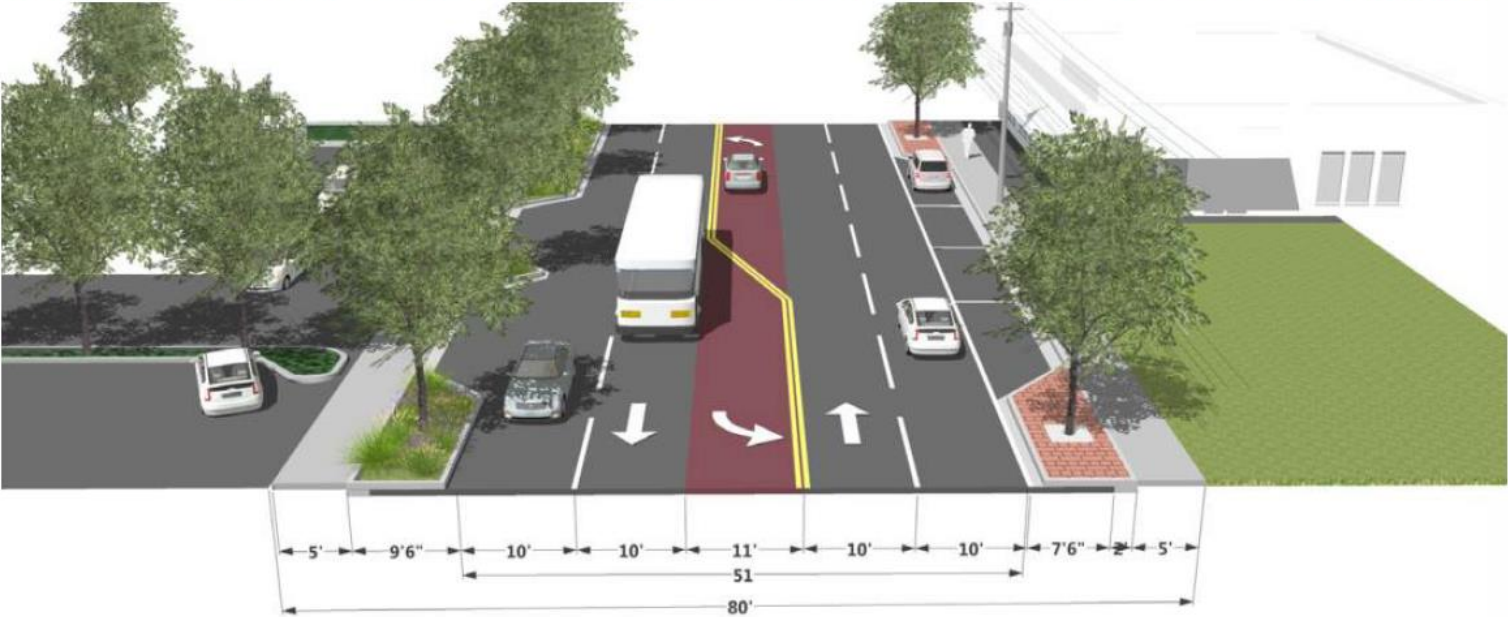




Street Network



Existing 80' Section with Initial Improvements (Above Planned FDOT Resurfacing)



Proposed Future Bike and Transit Lanes B

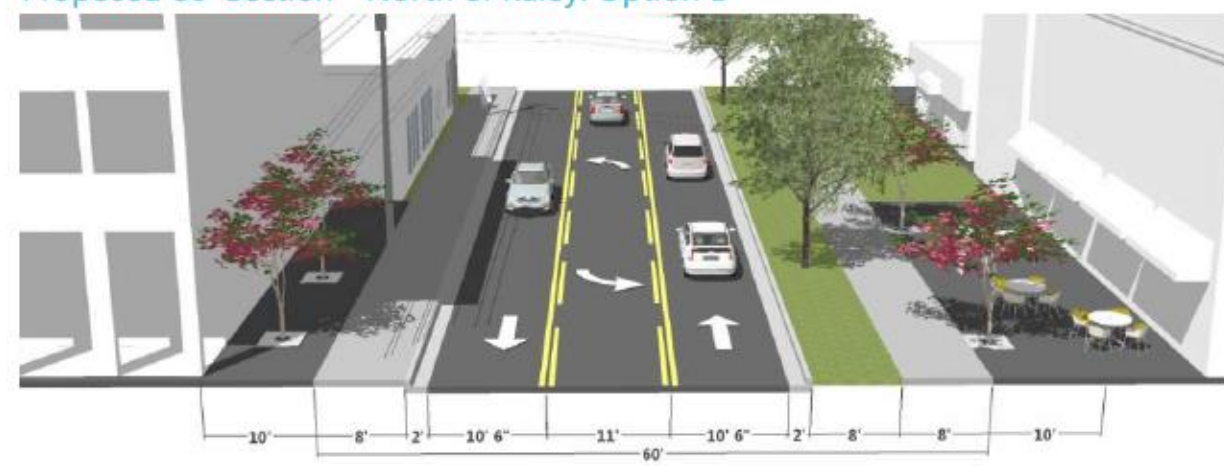


Orange Avenue

Proposed 60' Section - North of Kaley: Option A



Proposed 80' Section - North of Kaley: Option B



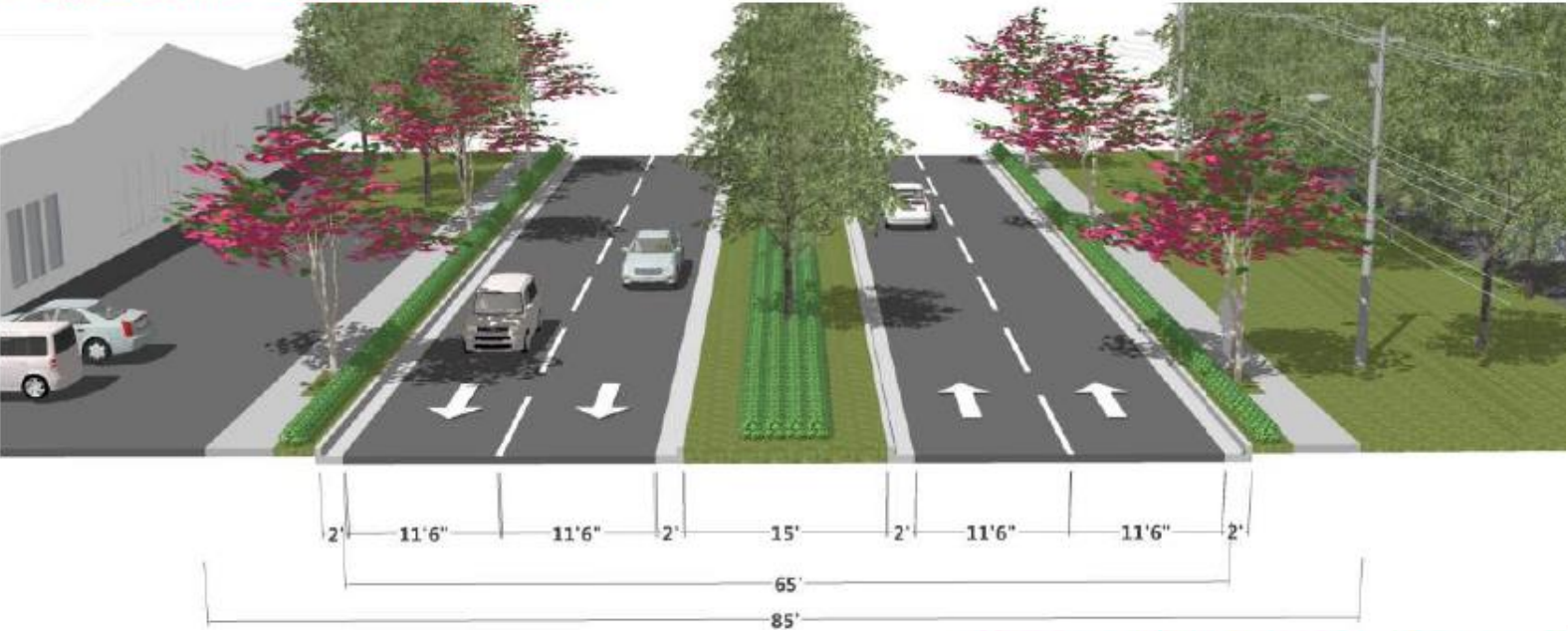
Proposed 60' Section - North of Kaley: Option C



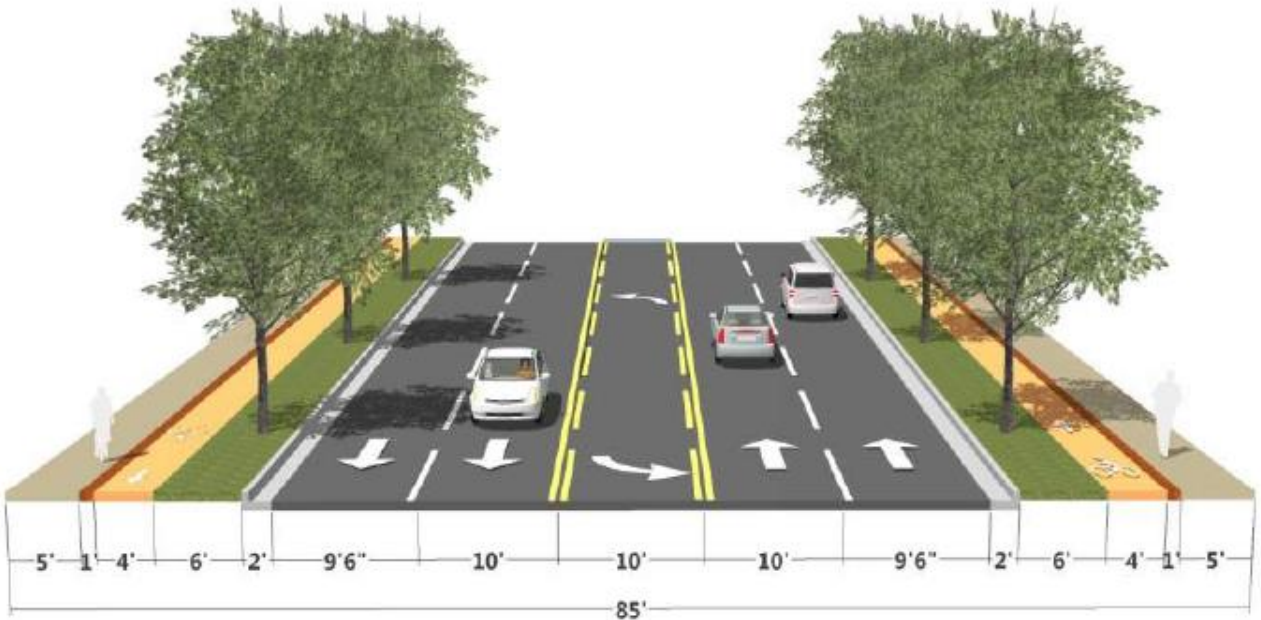
Division Avenue



Proposed 85' Section: Option A



Proposed 85' Section: Option B

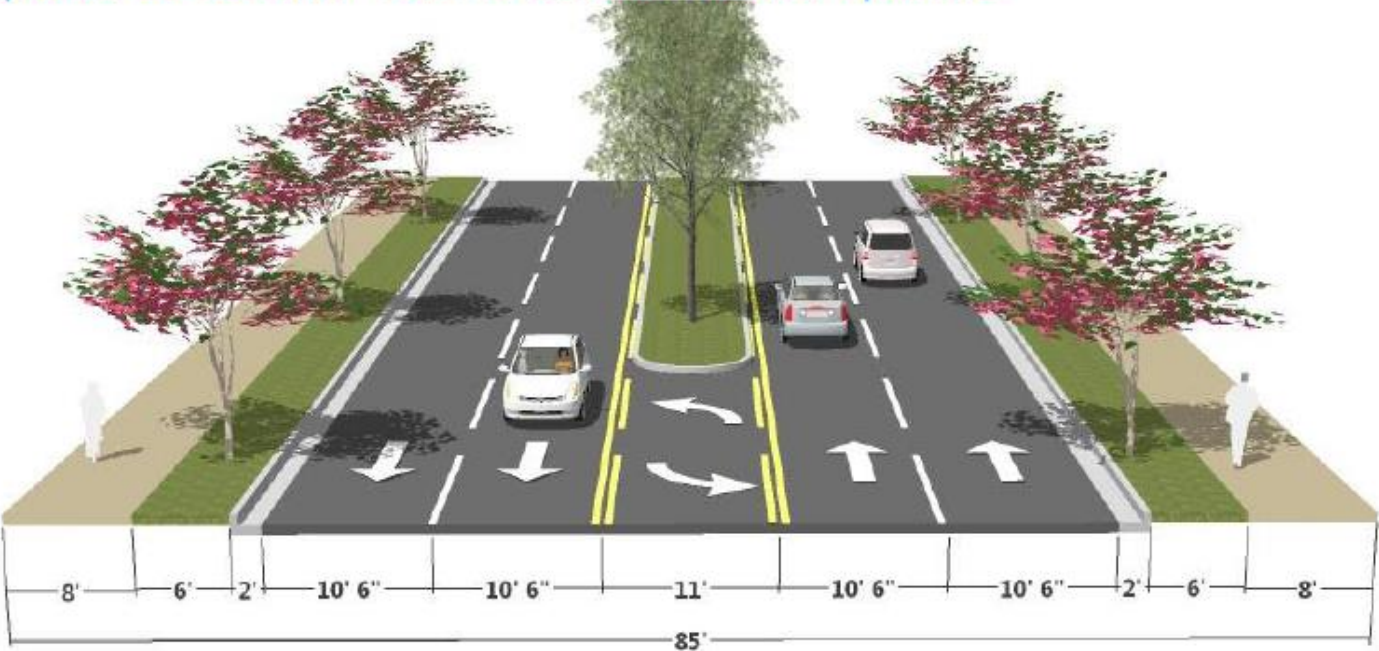


West Michigan Street

Proposed 85' Section - East of Railroad Tracks: Option A



Proposed 85' Section - East of Railroad Tracks: Option B



East Michigan Street



## CANOPY STREET TREES



LIVE OAK CULTIVAR  
'CATHEDRAL' OR 'SKY CLIMBER'



ALLE OR BOSQUE ELM



SHUMARD OAK

## PALM TREES



CABBAGE PALM



CARNARVON GORGE PALM



SYLVESTER DATE PALM

## UNDERSTORY TREES



WINGED ELM



NATCHEZ CRAPE MYRTLE,  
SINGLE TRUNK



SILVERFORM SAW PALMETTO



MUHLEY GRASS



DWARF FAKAHATCHEE GRASS



BOSTON FERN



PLUMBAGO



BEACH SUNFLOWER



ASIATIC JASMINE

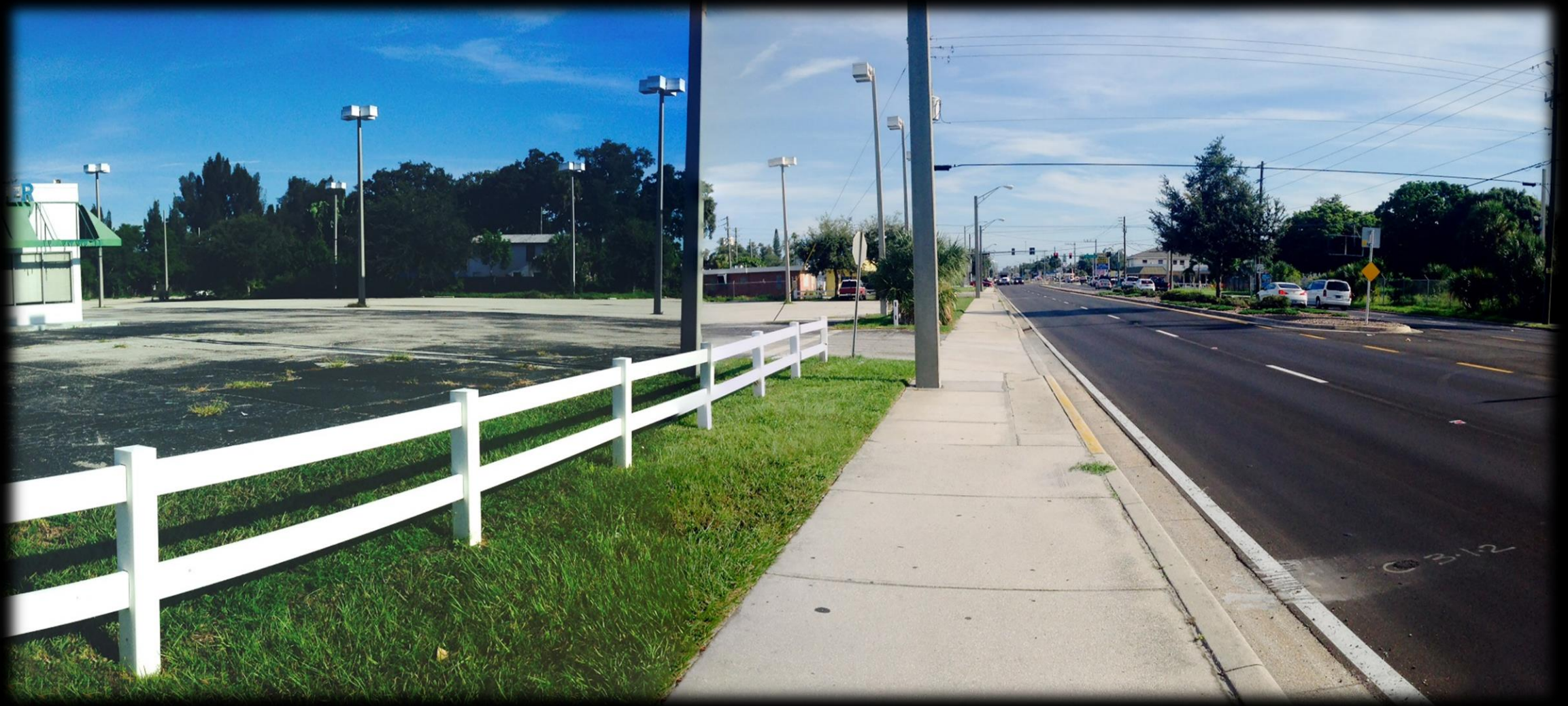


PERENNIAL PEANUT



JUNIPER

















-7-  
Sign Standards







Signs





Signs





Signs





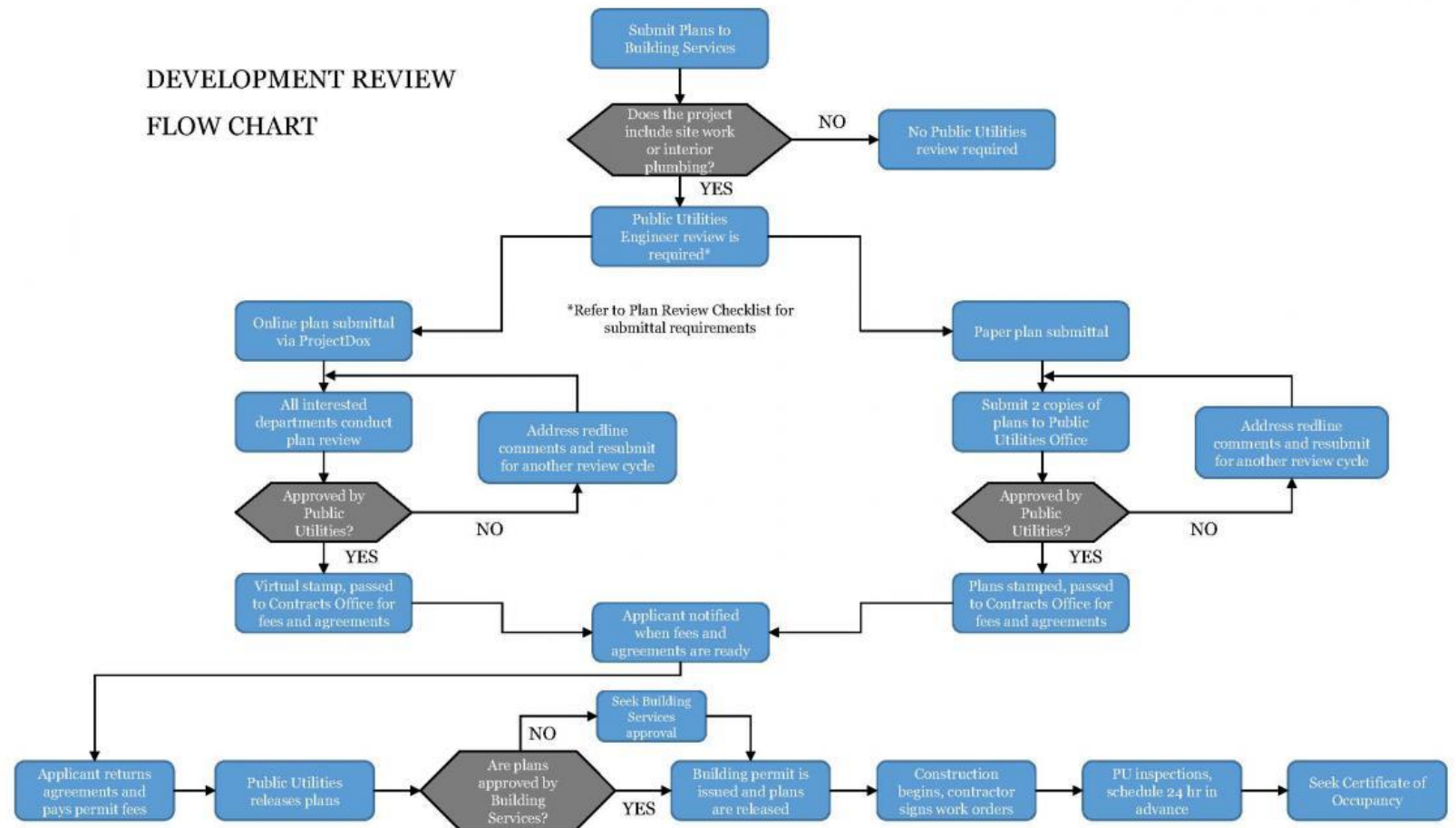
Signs



-8-

## Administration & Definitions

DEVELOPMENT REVIEW  
FLOW CHART



*Let's work!*

## 6. Group Discussion





## 6. Group Discussion

- ☐ Base map
- ☐ Table facilitator
- ☐ Markers to draw or write comments
- ☐ Representative from each table will present comments to the group
- ☐ Comment Forms



## 6. Group Discussion

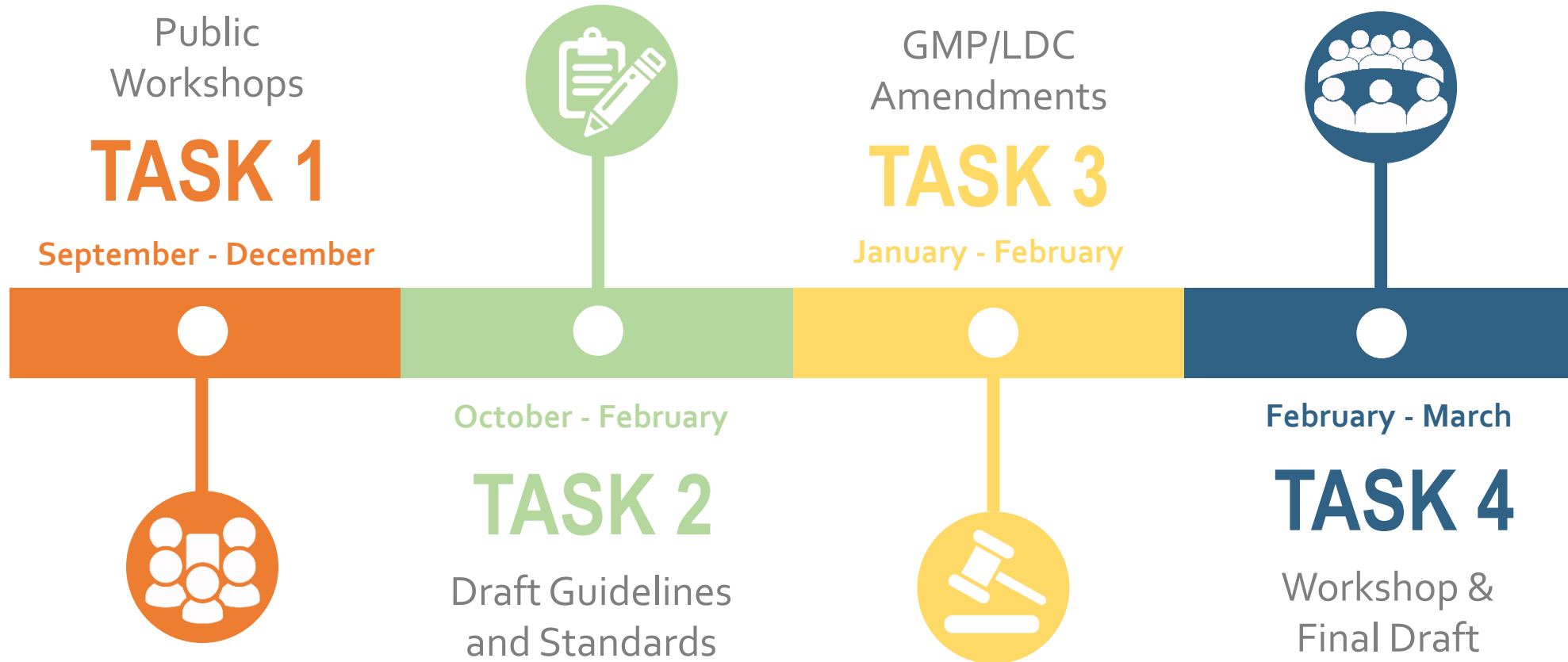




## 7. NEXT STEPS



# 7. Next Steps





Q & A