INTRODUCTION


The Planning Official will use the technical specifications found in this Manual to determine compliance with the Semoran Boulevard Special Plan (/SP) Overlay Zoning District and consistency with the Semoran Boulevard Vision Plan.

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HARDCORE & KNEE-WALL:
MU & AC DISTRICTS

Property abutting the westside of Semoran Boulevard from Kalmia Drive on the north to Andora Street on the south, and abutting the eastside of Semoran Boulevard from Dahlia Drive on the north to Curry Ford Road on the south, must install and maintain hardscapes and knee-wall in conformance with this detail.
STREET FURNITURE

Where permitted by the Semoran Boulevard SP Overlay District, the City may install and/or approve the private installation of street furniture, subject to the following conditions:

a. The type and location of all street furniture must be approved by the Zoning Official.
b. No more than one piece of street furniture may be located in front of any one principal building, and no more than two pieces of street furniture may be located along the street front of any shopping center.
c. Street furniture shall not be located within the public sidewalk along Semoran Boulevard.
d. Existing street furniture – Any street furniture existing on the SR 436 sidewalk as of the Effective Date of the Semoran Boulevard SP Overlay District may remain, but shall be moved from the sidewalk to the abutting City Services Easement or public pedestrian zone within 90 days after the easement or zone is established. Whenever such existing street furniture is removed no new street furniture shall be installed except in accordance with this Special Plan Overlay.
e. Each piece of street furniture may incorporate not more than one “on-site” sponsor sign.
f. Design specifications for street furniture signs shall be similar to the name plate allowed for a home occupation – maximum area: 3 sq. ft.
g. Street furniture signs may not be the sole sign for the sponsoring business.
REAR ACCESS EASEMENT

The Semoran Boulevard SP District requires commercial parcels on the east side of Semoran between Costa Del Sol Street on the north and La Costa Drive on the south to be connected by a continuous rear-access driveway easement. The map and image below show the location and appropriate design for this easement.

Each amendment to the existing easement document (i.e. for the portion of the easement located on or abutting the subject building site) should include provisions:

a. extending the easement north to Costa Del Sol Street (where applicable),

b. stating the owner’s acceptance of joint responsibility with all the affected owners for the cost of continued repair and maintenance of the ingress/egress easement based upon percentage of building site frontage along the easement, and

c. establishing a legal entity among the affected property owners for the purpose of maintaining and repairing the access drive within the ingress/egress easement in perpetuity.
OPTION A

SPECIFICATIONS - OPTION A:

- FABRICATE & INSTALL D/F NON-ILLUMINATED POST AND PANEL SIGNS (EXACT AMOUNT T.B.D.).
- PANELS - 1/8" THICK ALUM. PAINTED 313-E DK BRONZE SATIN ENML.
- POSTS - 4" X 4" ALUMINUM PAINTED SW #6393 CONVIVAL SATIN ENML.
- COPY & BORDER & ADDRESS - 220G9 PAWN VINYL APPLIED TO FACES AS SHOWN.
- FINALS - 6" ROUND ALUM. PAINTED SW #6393 CONVIVAL SATIN ENML.

Note: Landscaping NOT INCLUDED.

Note: Client font, logo & color allowed on tenant cabinet faces based on Landlord approval.
Sign panels & support columns per specifications listed.

OPTION A-1
D/F DISPLAY
12 SQ FT

OPTION A-2
D/F DISPLAY
15 SQ FT

OPTION A-3
D/F DISPLAY
20 SQ FT

SCALE: 1/2" = 1'-0"
MONUMENT SIGNS - OFFICE DISTRICTS

OPTION B
This is the required option for:

SE MORAN OFFICE DISTRICT - SOUTH
SE MORAN OFFICE DISTRICT - NORTH

SPECIFICATIONS - OPTION B:

FABRICATE & INSTALL D/F NON-ILLUMINATED DISPLAYS. EXACT AMOUNT T.B.D.

DISPLAYS FABRICATED ALLUM. CONSTR. FINISH DISPLAY SMOOTH SATIN ENML. FACES TO BE REMOVABLE W/ COUNTER SINK SCREWS. FINISH D/FACES & RLER 313-6 DK BRONZE.

COPY - 220-72 FAWN VINYL APPLIED TO FACES AS SHOWN.

D/SCOR TRM & BASE - ALLUM W/ MED BAND TEXTURE ROOF CAR TOP & BH ORZ. TRM & BASE PAINTED SW BE393 CONVIAL SATIN ENML. CENTER HORIZ. TRM + PTD 313-6 D K BRONZE (SMLTH FINISH)

ADDRESS NOB. - FLAT CUT OUT 1/4" THICK ALLUM. STL MTD FLUSH. PTD 313-6 D K BRONZE

NOTE: LANDSCAPING NOT INCLUDED.

Note: Client font, logo & color allowed on tenant cabinet faces based on Landlord approval.
Sign panels & support columns per specifications listed.
BUILDING MOUNTED SIGNS - OFFICE DISTRICTS

OPTION 1

NON-ILLUM. WALL SIGN
11'2" x 1'-0"

OPTION 2

OPTION 3

TYPICAL END VIEW

Continuous .063 aluminum clip flush mounted to back of sign panel top & bottom (for ease of sign panel removal)
Continuous .063 aluminum angle clip flush mounted to wall top & bottom of area where sign is to be installed to wall

Note: Client font, logo & color allowed on tenant cabinet faces based on Landlord approval. Sign panels & support columns per specifications listed.

SPECIFICATIONS -

FABRICATE & INSTALL
6'L X 9" X 1/8" NON-ILLUMINATED PVC
ALUM. WALL PANELS (EXACT AMOUNT T.B.D.)

FINISH PANELS - PAINTED SMOOTH
FINISH SW #6593 CONVIVIAL SATIN ENM.

COPY & BORDER - DURANOIC 230-69
VINYL APPLIED TO FACES AS ShOWN.

ADDRESS PANEL - DURANOIC 230-69
VINYL W/ ADDRESS NO. SHOT-THRU TO MATCH FAWN VINYL 220-69.
United Access and Circulation Diagrams

Upper Left:
Semoran Office District – South

Upper Right:
Semoran Office District – North

Lower Left:
Curry Ford Office District