Town of

MONTVERDE

Small town charm on the shores of Lake Apopka

NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS

Neighborhood Standards & Guidelines Manual for New Subdivisions

June 13, 2017

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Neighborhood Standards & Guidelines Manual for New Subdivisions

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I. OVERVIEW

Montverde is a historic town, whose name means "green hill." Closely located to regional resources and attractions, the small community is defined by its unique Florida surroundings including rolling hills and beautiful lakes. The scenic quality and rural community life are valued by the residents of the Town of Montverde, who would like to see their way of life preserved for years to come.

The Town was incorporated on May 18th, 1925. From 1887 to 1969, the Town was served by the Tavares and Gulf railroad, which used the connection mainly to haul agricultural products. Past industries include a cement plant, a facility for drying and processing moss for furniture, and the original manufacturing plant of the Snapper Mower. The Montverde Academy, a world renowned private school, and Bella Collina Country Club are in or near the Town.

The Town of Montverde is part of the Green Mountain Scenic Byway. The rolling hills and winding roadway draw cyclists from around the world for competition, training, and touring. The Byway is one of the most popular cycling routes in Florida, and is the site of several internationally recognized triathlons each year. In addition to cyclists, the Green Mountain Scenic Byway is a favorite of motorcyclists, antique car clubs, and Sunday drivers.

The purpose of the *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde is to assist Montverde with protecting its unique identity, as Florida and surrounding Lake County rapidly grow. Careful planning is needed to ensure that future growth adds to the fabric of the community while preserving the rural identity and lifestyle of the Town. The *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde keeps Montverde from becoming "Anywhere America".

The *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde includes the following:

- **Residential Design:** Requirements to enhance the aesthetic quality of neighborhood development and foster a greater sense of community and "place" while protecting property values;
- **Walkable Neighborhoods:** Design for safe, walkable streets, while maintaining functionality for vehicles, bicycles, and other forms of transportation. Promote pedestrian activity and interconnectivity between the Town's core, its neighborhoods, and Lake County's trail system;
- **Water Resource Protection - Low Impact Development Criteria:** Low Impact Development (LID) is a term that represents storm water management and the comprehensive approach to land development required to mimic the inherent nature of a site's hydrology and the interface of the subject property with the lands, waters, and natural systems downstream from the property. The goal, when integrating LID, is improving upon the efficiency of traditional storm water management.
- **Conservation Criteria:** Minimum design requirements for the planning and construction of more bio-diverse subdivision development.

II. APPLICABILITY

The *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde applies to any new subdivision of land within the Town of Montverde where four (4) or more new lots are proposed.

Effective June 13, 2017, the provisions of The *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde are applicable to the division of a parcel of land into four (4) or more parcels of land, and apply, but are not limited to, all cases where:

(1) The applicant advocates, proposes, suggests or exhibits a proposed plan, map or plat of development of land; or

(2) The applicant proposes to create a street, right-of-way or easement that joins or connects to an existing public street.

The *Neighborhood Standards and Guidelines Manual for New Subdivisions* shall not be construed to have the effect of repealing any existing ordinance concerning the subject matter in Chapter 8, Town of Montverde Land Development Code (LDC), but the regulations established herein shall be supplemental and cumulative. However, in the case of a direct conflict with provisions of any existing ordinance, the provision which is more restrictive and imposes higher standards or requirements shall govern.

Plats may also be filed for streets, rights-of-way or easements. All plats filed shall meet all requirements, as set forth in The *Neighborhood Standards and Guidelines Manual for New Subdivisions*, and follow the procedures as herein set forth.

III. PROCEDURES

The *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde is the primary implementation document for review of proposed subdivisions within the Town of Montverde.

Applications for New Subdivisions within the Town of Montverde should be submitted according to the following procedures:

1.) Complete Applications for Annexation, Comprehensive Plan Amendment, and Zoning Designation Change as required.

2.) Submit plans for subdivision in accordance within Chapter 4 and Chapter 8, Town of Montverde Land Development Code (LDC).

3.) Submit application for Concurrency Review.

4.) Town staff will conduct a review of the application and submit to the applicant any Requests for Additional Information (RAI).

5.) The Town's Planning and Zoning Board (P&Z) will hold a public hearing to review the proposed subdivision. The P&Z will make a recommendation to the Town Council for approval, approval with conditions, continuance (based on more information needed), or denial.

6.) Following the P&Z public hearing, the Town Council will conduct a public hearing to approve, approve with conditions, continue (based on more information needed) or deny the proposed subdivision.

NOTE: All submittal procedures such as Public Notice Requirements and response timeframes will follow the procedures prescribed in the Town's LDC.

The applicant is required to show compliance with the *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde during submittal for of the Final Development Plan (Chapter 10, Section 10-56, Montverde LDC).

Application submittals shall include but are not limited to detailed cross sections, elevational drawings, detail drawings of housing models, details for compliance with Low Impact Development (LID) measures, and necessary documentation to demonstrate compliance requirements of the *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde.

Additionally, the Applicant is required to submit a copy of the proposed Homeowners Association's Deeds, Covenants, and Restrictions indicating that compliance of the *Neighborhood Standards and Guidelines Manual for New Subdivisions* in Montverde shall be maintained by the homeowner. This includes plans by the developer to effectively educate the homeowner on the importance of proper management of natural and open space areas and use of Florida Friendly Landscaping.

IV. DEFINITIONS

Addition: New construction added to an existing building or structure.

Alteration: Any material or visual change, other than normal maintenance and repair, to the exterior of any structure or architectural feature, including construction, reconstruction, or removal of any structure or building element.

Arcade: A series of arches supported by columns or pillars; a covered passageway; a recessed gallery with columns or piers open to the street.

Articulate: To express the parts or segments of a building clearly; to divide into segments. Balcony: A railed projecting platform found above ground level on a building.

Baluster: One of a series of short pillars or other uprights that support a handrail. One of the upright, usually rounded or vase-shaped, supports of a balustrade.

Base: The lowest part of a column or architectural structure. A base story is the lowest story of a building.

Bay: A main division of a structure, usually containing a window or door. A building with three windows across the front is referred to as three bays wide. Also, an enclosed space protruding from the exterior of a building such as a bay window.

Bay window: A projecting window that forms an extension to the floor space of the internal room; usually extending to the ground level.

Bond: A term used to describe the various pattern in which brick or stone is laid, such as "common bond" or "flemish bond."

Bracket: A projecting support member found under eaves or other overhangs.

Building: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, retail store, or similar structure.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kick-plates.

Cantilevered: A projecting structure, such as a beam, that is supported at one end and carries a load at the other end or along its length. A member, such as a beam, that projects beyond a fulcrum and is supported by a balancing member or a downward force behind the fulcrum. A bracket or block supporting a balcony or cornice.

Character: The qualities and attributes of any structure, site, street or district.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

Column: A supporting pillar. The parts of a column in classical architecture are the base, shaft, and capital.

Common Bond: A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" and exposed, to structurally tie the wall together.

Contributing Structure or Property: Buildings, structures, or sites that add to the historical association, architectural quality, or archaeological value of a property or district because: They were present during the period of significance and possess historical integrity reflecting their character at the time or potential for yielding historical information; Their potential to qualify independently for the National Register of Historic Places; and They are at least 50 years old.

Cornice: The uppermost, projecting part of an entablature, or feature resembling it. Any projection ornament molding along the top of a wall, building, etc.

Crawl Space: The area between the ground and the first finished floor, usually 18 to 24 inches.

Cross-gable: A secondary gable roof which meets the primary roof at right angles.

Design review: The process of ascertaining whether modifications to historic structures, sites, or districts meet standards of appropriateness established by a governing or advisory review board (i.e., Town Council).

Designated site, landmark, or district: Any site, landmark, or district designated by the federal, state, or local government as having historical, or architectural significance.

Dormer window: A window that projects from a roof.

Double-hung window: A window with two sashes, one sliding vertically over the other. Eaves: The edge of a roof that projects beyond the face of a wall.

Elevation: The vertical plane of a building façade. An elevation drawing is a view of such vertical plane.

Expression Line: A line prescribed at a certain level of a building for the major part of the width of the façade, expressed by a variation in material or texture or by a limited projection such as a molding or balcony.

Exterior features: For the purpose of this ordinance, exterior features shall include the architectural style, general design and arrangement of the exterior of a building or other structure, including the color, the kind and texture of the material constituting or applied to the exterior walls, and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures and other natural features such as trees and shrubbery.

Façade: The face or front elevation of a building.

Fascia: A flat horizontal member of a building. A fascia sign is one attached flat against a building.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flemish bond: A brickwork pattern where the long "Stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frontage: The area between a building façade and the street lanes for vehicles.

Frontage Line: A lot line bordering a public Frontage. Facades facing Frontage Lines define the public realm and are, therefore, more regulated than the Elevations facing other lot lines.

Front façade: The principal face or front elevation of a building.

Function: The use or uses accommodated by a building and its lot.

Gable: The triangular section of a wall to carry a pitched roof.

Gable roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof: A ridge roof with two slopes on either side.

Glazing: Fitting glass into windows and doors.

Hipped roof: A roof with uniform slopes on all sides.

Inventory: A systematic identification of properties having cultural, historical, architectural or archaeological significance.

Lattice: An open work grill of interlacing wood strips used as screening.

Knee brace: An oversized bracket supporting a cantilevered or projecting element.

Landmark: A designated building, site, or structure having historical, architectural, or archaeological significance.

Layer: A range of depth of a lot within which certain elements are permitted. The 1st Layer is the first 5 feet from the Frontage Line. The 2nd Layer is the next 20 feet from the frontage Line. The 3rd Layer is the remaining portion of the lot. For example, off street surface parking is allowed only in the 2nd and 3rd layers of a commercial lot.

Lintel: A horizontal structural member that supports a load over an opening.

Mansard roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone or adobe laid up in small units.

Massing: Composition of a building's volumes and surfaces that contribute to its appearance.

Mortar: A mixture of plaster, cement, or lime with a fine aggregate and water; used for pointing and bonding bricks or stones. Mortars for repointing should be softer (measured in compressive strength) than the masonry units and no harder than the historic mortar.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Right-of-way: The strip of land owned or controlled by the Town or another governmental agency over which the public has a right of passage, including the streets, parkways, medians, sidewalks and driveways constructed thereon.

Shall: Is used to indicate a mandatory action.

Sheathing: The structural covering of boards or material used over studs or rafters on the outside wall or roof before installing the finished siding or roof covering of a structure.

Shed roof: A gently pitched, almost flat roof with only one slope.

Should: Is used to indicate an action which is strongly advised.

Siding: The exterior wall covering of a structure.

Sill: The bottom crosspiece of a window frame.

Site: The location of a significant event, activity, building, structure, or archaeological resource.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stoop: A small porch, platform, or staircase leading to the entrance of a house or building. Stoops are commonly used to provide access to a first floor elevated for privacy from the sidewalk.

Streetscape: The distinguishing and pictorial character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, landscaping, and forms of surrounding buildings.

Structure: A work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it may be an engineering project large in scale, such as a bridge, wall, gate, or building, or small scale, such as a monument or fountain.

Stucco: A type of exterior plaster applied as a two-or-three-part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder. After 1900, most stucco was composed of Portland cement, mixed with some lime. Many of the contemporary stucco products on the market today are not compatible with historic stucco buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also, a general quality of distinctive character.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of an opening and other features on a façade.

Turret: A small slender tower.

Upland: An area not classified as "wetland" by Chapter 62-340 of the Florida Administrative Code.

Vernacular buildings: Buildings designed and built without the aid of an architect or trained designer; buildings whose design is based on ethnic, social, geographic, or cultural traditions rather than on an architectural philosophy.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Weatherboard: Wood siding, consisting of overlapping boards usually thicker at one edge than the other.

Window: A glazed opening in a wall that provides an interior space with natural light and ventilation. For description of the parts of a window see: muntin pane, and sash.

Yard: The land area surrounding the principal building on any parcel which is neither occupied or obstructed by a portion of the principal building from the finished grade to the sky or below the finished grade except where such occupancy, obstruction or encroachment is specifically permitted by this code.

Front yard: That portion of the yard extending the full width of the parcel and measured between the Frontage Line and a parallel line tangent to the nearest part of the principal building.

Rear yard: That portion of the yard extending the full width of the parcel and measured between the rear parcel line and a parallel line tangent to the nearest part of the principal building.

Side yard: Those portions of the yard extending from the required front yard to the required rear yard and measured between the side parcel lines and parallel lines tangent to the nearest part of the principal building.

V. STANDARDS & GUIDELINES

A. GENERAL NEIGHBORHOOD DESIGN AND LAYOUT

1. Mix of Lot Sizes

   Within each new subdivision, a mix of lot sizes and lot shapes are required. The subdivision layout must vary by lot size and form. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing styles. For example, larger building types on larger lots are encouraged on corners. Smaller lots are encouraged surrounding common open spaces.

2. Homeowners Associations must be established for neighborhoods with 20 or more homes.

B. HOUSING MODEL / STYLE VARIETY

1. Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments for each model. For developments of less than 50 units but more than 20 units, there shall be at least five (5) models with at least three (3) variations and material treatments for each model. At least three (3) models with at least two (2) variations are required for proposed subdivisions of 20 units or less. The model homes shall be representative of the design, structure and appearance of those planned for the neighborhood.

2. No street block should have more than two consecutive single-family homes with the same house model.

C. AGE RESTRICTED COMMUNITIES

1. The Town prefers "age in place" neighborhoods. Therefore, a proposed neighborhood community that is entirely age restricted is permitted but strongly discouraged. The Town encourages residential development where the total number of age restricted housing units does not comprise more than 50 percent of the entire proposed neighborhood community (all phases).

D. OPEN SPACE

1. The proposed subdivision must dedicate at a minimum 15 percent Common Open Space as is consistent with the Town's Comprehensive Plan. Common Open Space shall be defined as any parcel or area of land or water essentially left in its natural state or improved and set aside, dedicated, designated or reserved for common use or enjoyment for the public or the residents of a development and may include such complementary structures and improvements as related to only conservation facilities and passive recreation uses. Common Open Space must be comprised of at least 25 percent uplands.

D. OPEN SPACE, *continued*

2. Open Space refers to historical or natural resources that require protection from detrimental impacts associated with the encroachment of development. Natural areas that are unsuitable for development also are a form of common conservation open space. Conservation open space areas shall be those which are designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of ground water or surface water, floodplain management, fisheries management, or protection.

E. ARCHITECTURAL STANDARDS

1. Acceptable Styles ***(see examples on pages 14-22)***

As of June 13, 2017, the residential architectural styles outlined in this section are **Acceptable and Encouraged** for all new residential structures constructed within newly subdivided land having more than four (4) lots. Residential styles must be consistent with the styles provided in the following pages.

2. Prohibited Styles ***(see examples on page 23)***

As of June 13, 2017, the residential architectural styles outlined in this section are **Prohibited** for all new residential structures constructed within newly subdivided land having more than four (4) lots.

3. General Architectural Standards for all Homes ***(refer to pages 24-25)***

As of June 13, 2017, the general architectural standards outlined in this section apply to all new residential structures constructed within newly subdivided land having more than four (4) lots. This section includes standards for overhangs, awnings, building design, windows, exterior finishes, garages, accessory structures, color, fences and walls. The architectural standards prescribed herein are for the exteriors of proposed residential structures. Interior described herein are not mandatory and only suggested. Interior architectural features of proposed homes are not regulated by the codes prescribed herein.

ACCEPTABLE STYLE: CONTEMPORARY MODERN CRAFTSMAN

Embracing simplicity, handiwork, and natural materials, Craftsman home plans are cozy, often with shingle siding and stone details. Open porches with overhanging beams and rafters are common to Craftsman homes, as are projecting eaves and a low-pitched gable roof.

Contemporary Modern Craftsman homes have an updated design with historic character.

Windows are typically double-hung, sash, sometimes with a smaller, multipane upper half. Dormer windows may be arranged in groups.

Defining Characteristics:

- *Cozy*
- *Shingle siding*
- *Stone details*
- *Open porches*
- *Overhanging beams & rafters*
- *Projecting eaves*
- *Low-pitched gable roof*

Photos courtesy of Pillar Construction, Clermont, FL

ACCEPTABLE STYLE: FRAME VERNACULAR

Frame Vernacular buildings are typically one or two stories in height, with a balloon frame structural system built of pine. They have a regular plan and are mounted on masonry piers, most often made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Early versions often have gable or hip roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and wood shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood or pressed metal shingles have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and knee braces and exposed rafter ends under the eaves.

Defining Characteristics:

- *Regular or rectangular plan*
- *Pier, brick or concrete foundation*
- *One or two stories*
- *Horizontal wood siding, less common wood shingles*
- *Gable or hip roof with sheet metal or composition shingles*
- *Simple ornamentation, usually jig-sawn woodwork on porches or around eves, corbelling on chimneys*

ACCEPTABLE STYLE: BUNGALOW

The most prominent characteristic of the Bungalow style is its lack of height. With rare exceptions, the Bungalow is a one or one-and-one-half story building with a shallow pitch roof. "Camelbacks" or "airplanes," terms used to describe a second story often found on more elaborate examples, typically display a gable roof and linear form, and create more living space and additional natural interior lighting. Although side-facing and front-facing gable roofs were common design features, some elaborate models display a complex roof structure. The typical Bungalow has two rooms across the main façade, emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade.

Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, and knee braces.

Defining Characteristics:

- *Regular or rectangular plan, usually oriented with the narrow side facing the street*
- *Brick pier or continuous brick or concrete block foundation*
- *One or two stories*
- *Horizontal wood siding, shingles, less frequent stucco*
- *Gable main roof over gable porch roof, shed dormers frequent secondary roof type, less frequent multiple gable, belvedere*

ACCEPTABLE STYLE: COLONIAL REVIVAL

The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style emerged in the state in the late 1880's. Early examples often embody elements drawn from Craftsman and Bungalow influences, including dormers, exposed rafter ends, and large end or veranda porches. The Prairie style, typically in the form of the American Foursquare plan, and Dutch Colonial designs, notable for expansive gambrel roofs, also influenced the style.

Some identifying characteristics of Colonial Revival architecture include a two-story symmetrical façade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; verandas or simple entry porches supported by columns; and paired double-hung sash windows.

Defining Characteristics:

- *Regular, rectangular or nearly square plan*
- *Brick piers or continuous brick foundation*
- *Two to two-and-a-half stories*
- *Horizontal wood siding, shingles, less frequent brick*
- *Hip dormers, frequent secondary roof type, gambrel roof on Dutch Colonial Revival*
- *Embossed sheet metal or shingles, composition, asbestos shingles*
- *Classically derived ornamentation— columns, balustrades, modillions, dentils, shutters. Entrance detailing — transom, side lights, fanlights, ornamental woodwork common*

ACCEPTABLE STYLE: TUSCAN

Tuscan architecture mimics the Tuscany region of Italy and is appropriate for Montverde's unique rolling hills. Stone, wood, wrought iron and tile are some of the building materials commonly used in Tuscan style homes. Tuscan architecture is a rustic yet sophisticated and typically contains tile roofs. Courtyards and patio gardens are strongly encouraged.

Defining Characteristics:

- *Rustic*
- *Sophisticated*
- *Stone*
- *Wood*
- *Wrought iron*
- *Tile roof*
- *Courtyards*
- *Patio Gardens*

Photo courtesy of Bella Collina and The House Designers

ACCEPTABLE STYLE: MEDITERRANEAN REVIVAL

The Mediterranean Revival styling is an eclectic design containing architectural elements with Spanish or Middle Eastern precedents. Mediterranean Revival buildings in Florida display considerable Spanish influence. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences to public buildings. Hollow-tile construction was typically reserved for use on large, elaborate examples, with wood framing and stucco-on-lathe being the more common construction technique.

The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920's to reflect Mediterranean influences. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stucco facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

Defining Characteristics:

- *Irregular plan*
- *Continuous foundation*
- *Two stories*
- *Stucco*
- *Hip roof, flat with curvilinear parapet*
- *Barrel, French interlocking tile roof*
- *Plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies, and balconets*

Photos courtesy of Phoenix Companies Homes and The Plan Collection

ACCEPTABLE STYLE: MISSION

In Florida, the Spanish Mission style was among the most dominant building styles during the decade before the collapse of the Florida land boom. It was adapted for a variety of building types ranging from churches, schools, and grandiose tourist hotels to two room residences. Many commercial buildings were renovated in the 1920s to reflect the style.

Identifying features of the style include flat roofs, with a curvilinear parapet or dormer either on the main or porch roof; ceramic tile roof surfacing; stucco facades; flat roof entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

Defining Characteristics:

- *Irregular plan*
- *Continuous foundation*
- *Two stories*
- *Stucco*
- *Low pitched clay tile roofs, with projecting eaves*
- *Barrel, French interlocking tile roof*
- *Smooth stucco siding, roof parapets, large square pillars, twisted columns, arcaded entry porch, round or quatrefoil window, red tile roof*

ACCEPTABLE STYLE: PRAIRIE

Distinctive features of the Prairie style include a two-story design, often with a bold interplay of horizontal planes against a vertical block and secondary vertical details.

Low-pitched gable, flat, or hip roofs with boxed eaves often contrast with dormers, massive chimneys, and horizontal ribbons of windows, often treated with leaded glass.

Cantilevered overhangs, one-story porches, porte cocheres, or extensions with massive column supports are secondary features. Brick, stucco, tile, or rough face cast stone exterior wall fabrics often appear in combination with wood. Mission or Italian Renaissance influences, such as tiled roofs or cornice line brackets, are prominent in some models.

Defining Characteristics:

- *Irregular plan*
- *Continuous foundation*
- *Two stories*
- *Stucco*
- *Low-pitched hip roof with wide, projecting eaves*
- *Composition shingle roof*
- *Geometric detailing — leaded panes or lights in windows, wrought iron railings, grills, column capitals, and cornices, pediments, fascia, cast-metal brackets. Florid, Sullivanesque ornament*

ACCEPTABLE STYLE: FLORIDA CRACKER

Florida Cracker Style homes were prevalent during the 19th century and are popular with developers in the region.

Cracker style homes are characterized by metal roofs, raised floors, large porch areas (often wrapping around the entire home), and straight central hallways from the front to the back of the home. Cracker style homes are often constructed of wood or hardy board materials.

Florida Cracker style homes are often based on a "4-quare" floor plan, and sometimes a "shotgun" floor plan. The design typically accommodates for the addition of more at a later date.

Defining Characteristics:

- *Simple, metal roof*
- *Raised floor*
- *Large porch*
- *Straight and central hallway*
- *Wood construction*
- *Simple geometry*

PROHIBITED STYLES

E. ARCHITECTURAL STANDARDS, continued

2. Prohibited Styles

As of June 13, 2017, the following residential architectural styles are prohibited for all new residential structures constructed within newly sub-divided land having more than four (4) lots.

a. Modern Contemporary or Modern Ranch "Garage Dominated" style homes with garage doors that exceed 30 percent of the front, street facing façade.
b. Homes that have massive entryway features that are or appear to be two-stories tall.
c. Homes that have one (1) or no windows on the front facing façade.






GENERAL STANDARDS FOR ALL HOMES

E. ARCHITECTURAL STANDARDS, continued

3. General Architectural Standards for all Homes

a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and protect people and the house from bright sunlight.

b. Building design should respond to Montverde's summer sun with deep recesses and overhangs. Entries, particularly the front door, should be generously protected by a porch. Principal rooms should have windows, whenever possible, on two walls to provide balanced daylighting, and facilitate natural cooling and ventilation. Homes should be oriented so a majority of primary living spaces receive sunlight, and incorporate overhangs, awnings or trellises which allow the low winter sun to penetrate the unit, while blocking the high summer sun.

c. Windows: All front, street-facing facades shall have windows covering at least 15% of the facade's area. The largest window or group of windows of the living room, dining room, or family room should be fully visible from the street.

d. Exterior Finishes: Residential structures should support Montverde traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardy board, brick, rock, and masonry. Stucco is acceptable if consistent with an approved architectural style. Brick and stone veneer is prohibited.

GENERAL STANDARDS FOR ALL HOMES

E. ARCHITECTURAL STANDARDS

3. General Architectural Standards for all Homes, *continued*

e. Garages

i. Where lots are 50-ft. or less in width, garages must be alley-loaded.
ii. A front-loaded lot with a side-facing door(s) must incorporate windows and trim on the wall facing the front street.
iii. Front loaded garage lots must randomly alternate the location of driveways in relation to front façade, to avoid repetition.
iv. No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages.
v. Garages must be at a minimum 27 ft x 29 ft interior size.

f. Accessory Structures greater than 150 ft^2 must match identically the architectural style, color, and building materials of the primary residential structure and be consistent with the Town of Montverde LDC. Accessory structures less than 150 ft^2 are permitted provided they meet applicable Town of Montverde LDC and are compliant with all applicable Florida Building Codes.

g. Color

i. Historic color palettes are required for home exterior and accessory structures. Accent colors for entry doors and window trims, such as white, grey and earth colors are preferred. Color palettes must be submitted for approval.

ii. Bright colors, florescent colors, primary colors, contrasting color combinations and patterns without historic basis are prohibited.

h. Fences and Walls

i. Acceptable fences include: Wrought Iron, Picket Fences (wood or vinyl), and "Montverde Style" fence.
ii. Prohibited fences include: Chain link, Wood or Vinyl Stockade Style Fences of any size, barbed wire, chicken wire (or similar), field fences, and wire fences of any type or construction with opaque fabric.
iii. Fences of any type are discouraged in front yards, but permitted so long as they are 4 ft in height or less and adhere to the Town of Montverde LDC.
iv. Fence height is limited to five (5) feet or less.
v. Privacy fences are permitted around pools and spas but not on property boundaries.

Examples of Acceptable Fences ***Examples of Prohibited Fences***






F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS

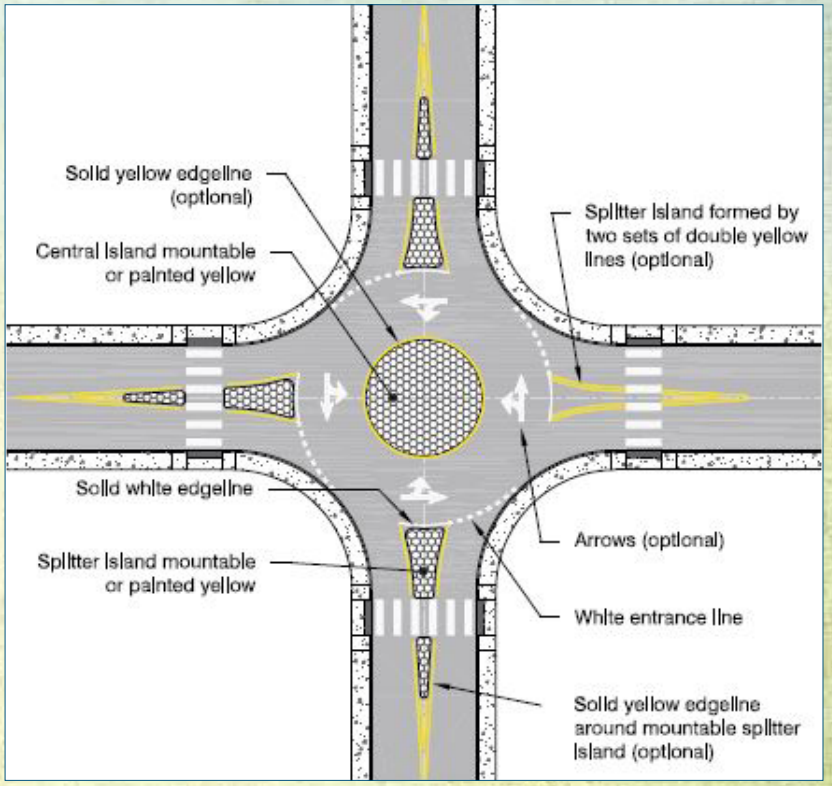
1. All residential developments shall be designed so as to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, mixed use centers, and other designations, consistent with the Town of Montverde's LDC and ADA requirements.

2. Traffic Calming – The following Traffic Calming measures are required for all new subdivisions:

   a. Intersections along primary entry road(s) to neighborhoods of ten (10) or more homes must contain a traffic circle at the main entry point of first intersection. Traffic circle size shall be determined by *FDOT's Florida Green Book*.
   b. The corners of all intersections must be landscaped within the Right of Way with Florida Friendly groundcover species that do not exceed three (3) feet in height. Applicant must demonstrate plant selection will not exceed 3 ft. (approximately) in height.
   c. Bike "sharrows" signage and striping on streets.

Traffic circle example

Neighborhood connectivity promotes pedestrian and bicycle circulation



Sample pavement marking plan for traffic circles

F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS, continued

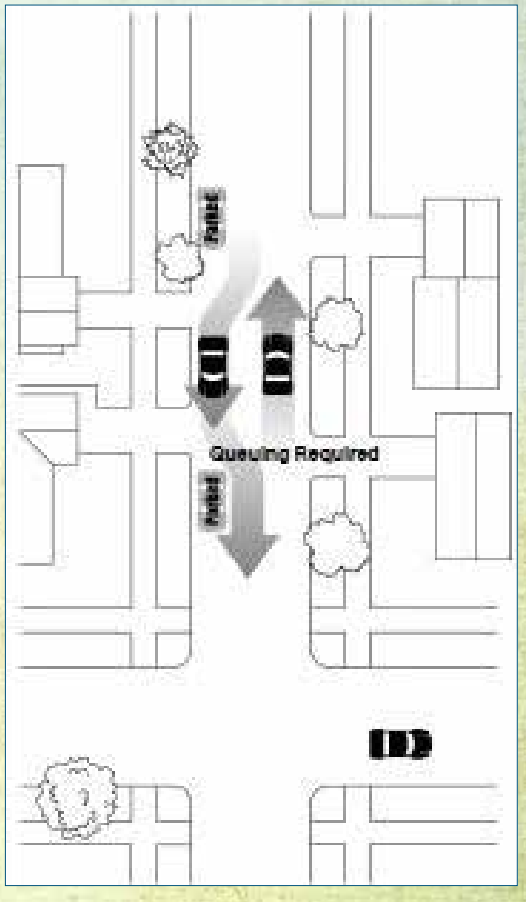
3. Additional Complete Streets Design Measures are required for subdivisions where any street has a projected traffic volume of 500 vehicles or more per day. The developer/applicant must utilize a combination (but not all below are required) of additional traffic calming measures including but not limited to the following:

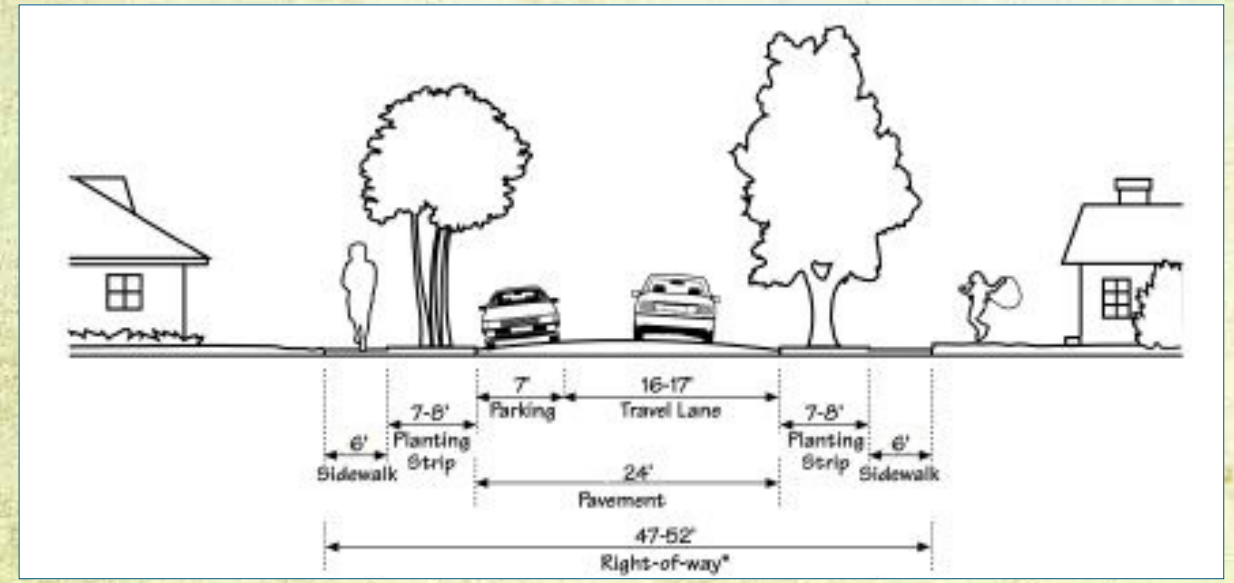
    a. Chicanes
    b. Narrowing of streets where practicable
    c. A clearly designated pattern of on-street parking
    d. Chokers – mid-block crossings are encouraged.
    e. The use of on-street diagonal parking is encouraged in areas where appropriate.

Example of a choker

4. The developer/applicant may propose other innovative traffic calming measures provided they are consistent with the Florida Department of Transportation's (FDOT) most current version of the "Florida Green Book."

5. All street calming and pedestrian/bike friendly measures must be consistent with public safety vehicle access requirements. However, public safety vehicle access requirements cannot be utilized as justification by a developer/applicant for exemption of traffic calming and pedestrian/bike friendly requirements prescribed herein.





Parking on one side of street - example

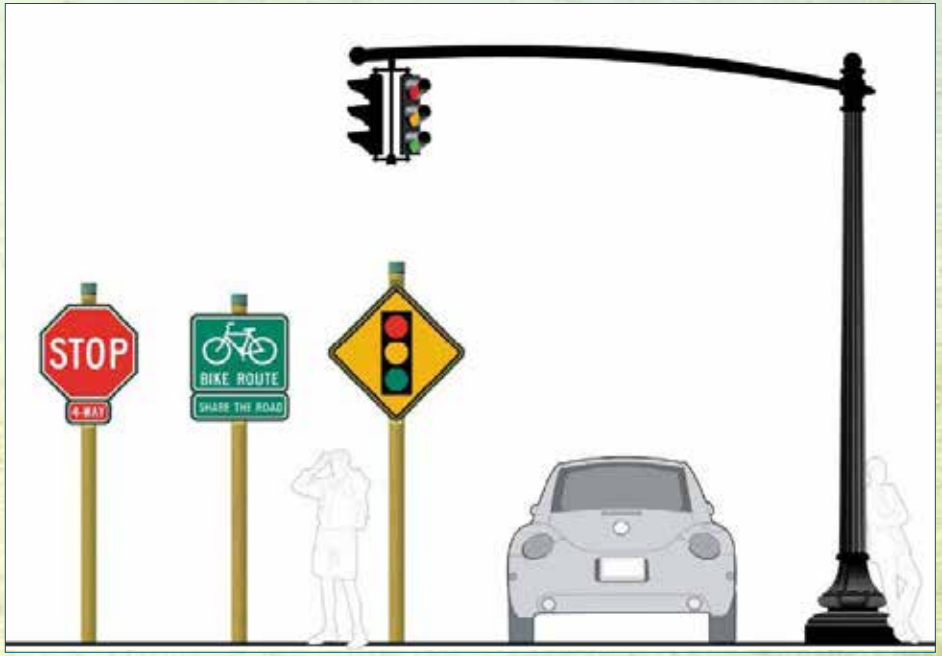
F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS, continued

6. Internal Sidewalks - A minimum six (6) foot-wide concrete sidewalk shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be found contiguous with the right-of-way and property line boundary. Standard right-of-way grade shall provide a maximum elevation of three-quarters-inch rise per one-foot run, beginning from the back of the curb to the intersection point at the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA compliant.

7. External Sidewalks and **Block Length** - Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet. The applicant may vary this requirement up to 25% provided site conditions or engineering considerations justify the variance.

8. Entry posts, columns, and/or landscaping should be installed where an internal sidewalk intersects with a public sidewalk or trail. The style of entry posts, columns, markers must be consistent with the Green Mountain Scenic Byway Criteria depicted below.

9. Signage lighting shall be suitable, pedestrian-oriented and not in competition with adjacent illuminated signs.



G. LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is a term that represents storm water management and the comprehensive approach to land development required to mimic the inherent nature of a site's hydrology and the interface of the subject property with the lands, waters, and natural systems downstream from the property. Lake Florence and Lake Apopka are the primary downstream water bodies potentially affected by new development in Montverde. Given the stress on water supplies in this region, infiltration and groundwater recharge will be extremely valuable.

Low Impact Development is widely understood to include the following strategies:

1. Integration of Hydrology:
The traditional approach to storm water management is to rapidly and efficiently convey runoff and drain the site. LID revises this approach in an attempt to bring the site closer to one that mimics the natural (pre-developed) hydrologic function of the water balance effectively reducing off-site runoff and ensure ground water recharge. By introducing Integrated Management Practices (IMP) associated with LID to the planning and design of a site, elements are added that assist to store, infiltrate, evaporate and detain runoff.
In order to effectively integrate hydrology, and in turn, LID, the planning process should commence with the identification and preservation of hydrologic sensitive areas including flood plains, wetlands, water bodies and their buffers, and highly permeable soils. By identifying these areas, the development envelope can be established, allowing for the development of a site that most efficiently maintains the pre-development hydrology of the site in order to get the best yield from the site.

2. Control Through Distributed Management: The use of distributed management techniques, wherein a change in perspective is employed dividing the site into multiple smaller sub-basins that are controlled by smaller treatment techniques, distributes control and treatment throughout the site. Utilizing control through distributed management can allow for the use of a greater variety of treatment methods which can make use of the natural site characteristics including infiltration and depressional storage and in doing so, provides for redundancy in treatment and flow control establishing the concept of the "Treatment Train."

3. Control Stormwater at the Source:
This strategy allows for a LID design to take advantage of multiple techniques being integrated into the plan that can encourage recharge of groundwater and create a timed discharge from the site more consistent with the naturally occurring hydrology. A key benefit that accompanies this strategy is a reduction in infrastructure costs. With increased distances from the collection point to the treatment measure come increased costs; reducing the distances from the source of runoff, or incorporating control measures at the source results in the reduction of costs by reducing or eliminating structural conveyance measures.

4. Utilize Non-Structural Controls:
This strategy relies on simpler more organic means of storm water control rather than the traditional end of pipe method. The site engineer should take advantage of systems that rely on soil, vegetation and gravel rather than concrete and steel. Although traditional treatment methods are needed to be employed in addition to LID, utilizing non-structural controls can create a system that is more aesthetically appealing and safer with shallow depths and gentle slopes. Employing multiple non-structural controls may provide a technical advantage over a single traditional design in redundancy where one of the control elements can fail without the overall site control failing.

5. Create Multifunctional Landscapes and Infrastructures: LID is best expressed by this strategy, which illustrates the utilitarian nature of the strategy where the landscape elements become multifunctional allowing for detention, retention, filtration and runoff depending on the individual element and its implementation. In LID the landscape / storm water elements are common to each other making further use of the open space elements and controlling the runoff at the source.

The Developer/Applicant must submit conceptual plans to the Town that include where practicable, the use of LID measures from the following "LID Tool Box." The concept plan and final development engineering plans must be completed by a Florida Registered Professional Engineer with demonstrable experience in Florida LID design.

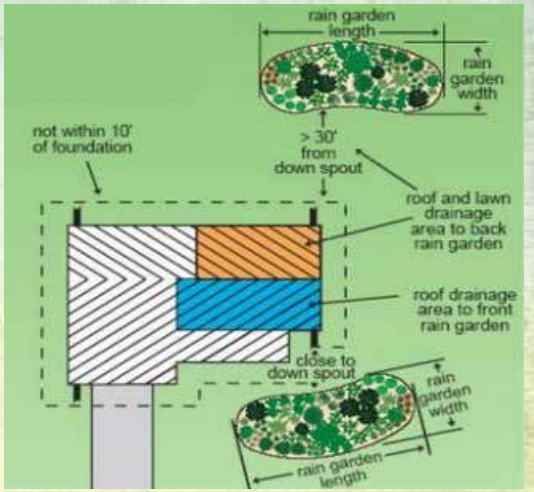
1. Bio-retention

Bio-retention is the use of shallow depressional areas that employ conditioned soil and a carefully selected variety of plant materials that include trees, shrubs, and other herbaceous vegetation. They are designed to capture runoff from a contributing area and recover the surface storage within 1-2 days. Water primarily infiltrates through the surface, either recharging the groundwater or discharging through an underdrain system to other treatment techniques and eventual discharge from the site. Storage can also be recovered by evaporation and plant transpiration. Bio-retention benefits a site by allowing for a continuation of the pre-development hydrology on a site, and can provide measurable reductions in post-construction runoff rates, volumes, and pollutant loads all while serving as an attractive landscape amenity to a site. Bio-retention cells are larger engineered systems that can infiltrate runoff but also may have underdrains and specific features for water quality improvement, typically require specific media, sizing, and soils investigation to meet particular performance criteria.

Rain garden

When utilized in residential development, smaller depressional areas where the catchment areas are a single lot, or parts of multiple lots the bio-retention cell is often referred to as a **rain garden**. Rain gardens are generally small, non-engineered features that typically utilize existing soils to promote infiltration and often are created by homeowners as retrofits.

Rain gardens should be sized such that they are capable of storing 1" of runoff from the basin area. While not affecting the functionality of the rain garden, the shape of the garden basin is another important factor and a matter of preference. Rain gardens can be laid out with straight banks and geometric angles, however freeform, "natural" shapes are generally preferred and provide an aesthetic to the rain garden that works well with the plant selection.



Rain garden placement

Lastly, plant selection is critical to the functioning and aesthetic of a successful rain garden or bio-retention area. Native plants should be selected to complement the aesthetic design of the development, with more drought resistant plants with tolerance for temporary inundation being optimal. However, site conditions will ultimately dictate plant selection as the "right plant for the right place" and must be selected over design preference.

Plant establishment and plant specimen availability are also important. Natives can be difficult to establish and wetland type plants may not develop inundation tolerance mechanisms for a year or two. Soil conditions are important for establishment and thriving, as well as long-term maintenance by home owners or property managers.

Consideration should be given to using similar vegetation used in infiltration basins (dry retention ponds). Selection should consider variety and compatibility.

A compiled list of plants that have proven to work well in Florida rain gardens is provided in the lists that follow.

Plant Selection List for Rain Gardens




Wildflowers, Ferns, Grasses, and Sedges:

Asclepias incarnata, *Swamp Milkweed*
Canna flaccida, *Golden Canna*
Eupatorium coelestinum, *Blue Mistflower*
Helenium pinnatifidum, *Everglades Daisy*
Lobelia glandulosa, *Glades Lobelia*
Sabatia spp., *Marsh Pinks*
Acrostichum danaefolium, *Leather Fern*
Osmunda regalis var. spectabilis, *Royal Fern*
Thelypteris palustris, *Marsh Fern*
Woodwardia virginica, *Virginia Chain Fern*
Muhlenbergia capillaris, *Gulf Muhly Grass*
Aster carolinianus, *Climbing Aster*
Asclepias tuberosa, *Butterfly Weed*
Coreopsis lanceolata, *Tickseed*
Spartina bakeri, *Cordgrass*
Muhlenbergia capillaries, *Muhly Grass*

Wildflowers, Ferns, Grasses, and Sedges:

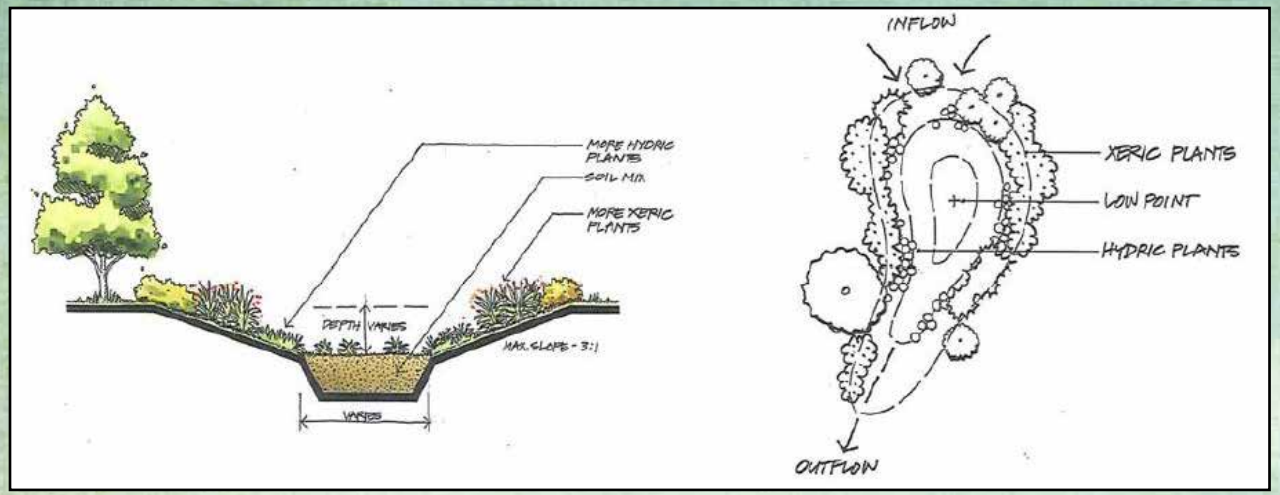
Osmunda cinnamomea, *Cinnamon Fern*
Osmunda regalis, *Royal Fern*
Hibiscus coccineus, *Scarlet Hibiscus*
Rudbeckia hirta, *Rudbeckia*
Veronia gigantea, *Ironweed*
Solidago sp., *Goldenrod*

Trees and Shrubs:

Acer rubrum var. trilobum, *Red Maple*
Annona glabra, *Pond Apple*
Betula nigra, *River Birch*
Cephalanthus occidentalis, *Buttonbush*
Chrysobalanus icaco, *Cocoplum*
Gordonia lasianthus, *Loblolly Bay*
Hibiscus grandiflorus, *Swamp Hibiscus*

Trees and Shrubs:

Ilex cassine, *Dahoon Holly*
Ilex vomitoria, *Yaupon Holly*
Itea virginica, *Virginia Willow*
Magnolia virginiana, *Sweetbay Magnolia*
Myrica cerifera, *Wax Myrtle*
Myrsine floridana, *Myrsine*
Nyssa sylatica, *Black Gum*
Pinus palustris, *Longleaf Pine*
Sabal palmetto, *Cabbage Palm*
Sabal minor, *Dwarf Palmetto*
Sambucus canadensis, *American Elderberry*
Serenoa repens, *Saw Palmetto*
Styrax americana, *Snowbell*
Taxodium ascendens, *Pond Cypress*
Taxodium distichum, *Bald Cypress*
Viburnum obovatum, *Walter's Viburnum*



2. Rainwater Harvesting

One LID measure that is tied closely to water conservation is rainwater harvesting. Low in cost, and typically sized to store a pre-determined volume of runoff, rain barrels (small scale) and cisterns (large scale) capture the runoff from building downspouts and store it for release at a controlled rate or supply of a regular use, and can be located above or below ground.

The release of water can either be used for irrigation of site landscaping, for infiltration into the soil, or in some instances, cisterns that can store adequate volumes can be incorporated into "gray water" systems for homes or commercial buildings providing water for the flushing of toilets or other like applications.

Cisterns and rain barrels are found in a variety of sizes ranging from 40-gallon rain barrels to cisterns that can store volumes in excess of 1,000 gallons; these devices can be incorporated into the aesthetics of a site through architectural measures, or by incorporation into the landscape plan for a site.

3. Swales

One of the most widely and longest used drainage devices, the traditional drainage channel, can be integrated into a system providing an alternative to systems that use catch basins for collection and culverts to convey runoff to a treatment further downstream.

Grassed swales can be implemented in a variety of commercial, residential, and public use situations. Typically vegetated with dense turf grass, the treatment ability, and ability to infiltrate runoff can be increased through the use of additional plant species such as Muhly grass and soil amendments where the swale then becomes more like a bio-retention system. Swales help restore and maintain the pre-development hydrology of a site with the added benefit of requiring relatively low investment in the construction cost for this LID measure as well as minimal long term maintenance costs for the developer/ property owner.

Street designs will typically mandate curb and gutter. However, swales should be utilized wherever possible, particularly along the perimeter of open space areas such as conservation easements and active recreation areas. Swales can be approved through a design variance and noted as a variance request on the LID Conceptual Design Plans.

4. Infiltration Trenches

Infiltration trenches are shallow excavations typically filled with stone. They are designed to intercept and temporarily store storm water runoff in the stone reservoir allowing it to infiltrate into the surrounding soils and underlying native soils over a period of time as defined by stormwater management criteria, typically a few days.

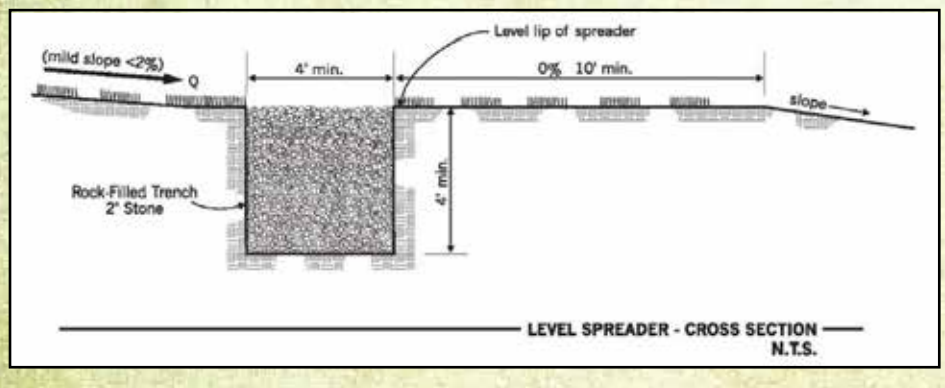
Infiltration trenches serve three important functions:

- Remove sediments and their attached pollutants by infiltration through the subsurface soils;
- Reduce runoff volumes by infiltration into the subsurface soils; and
- Delay runoff peaks by providing detention storage and reducing flow velocities.

When used as processes in the treatment train, infiltration trenches conform well to a variety of situations and as such adapt well to use in urban and sub-urban drainage areas. Typically, these pretreatment devices may include vegetative filter strips or grassed swales to reduce large sedimentation from clogging the infiltration trench. Infiltration trenches are best suited for use where smaller basins contribute runoff to the storm water management system.

5. Level Spreaders

Level spreaders promote infiltration and improve water quality by evenly distributing flows over stabilized, vegetative surfaces. Benefits that can be gained through the use of level spreaders include better infiltration, higher times of concentration, and increased treatment ability. Level spreaders are often coupled with grassed or otherwise vegetated strips that can slow and reduce flows, as well as remove pollutants.



Level spreaders constructed of concrete are least likely to fail due to erosion over time as it is very difficult to maintain a perfectly level earthen berm over time. Level spreaders disperse concentrated storm water flows, and reduce erosion.
They can be used both as the first element in a treatment train, and at the discharge point from the system.

6. Permeable Pavement Systems

Traditional pavement (asphalt or concrete) is mostly impervious in nature; as a result, virtually all rainfall that falls on the surface becomes runoff. Permeable pavements allow water to infiltrate through the surface while supporting moderate traffic loads. Permeable pavement systems consist of a surface layer, reservoir stone layer, and non-compacted soil. Pervious differs from traditional pavement in that it lacks most of the fine material found in conventionally prepared materials. As a result, systems that utilize pervious pavement systems temporarily store all or a portion of the water quantity before allowing it to infiltrate into the surrounding parent soil or in certain cases convey discharge into the storm drain system through an under drain manifold system rather than displacing the water as runoff.

When included in an LID plan for a site, pervious pavement can be a valuable part of the treatment train. Operating at the front end of the overall system, permeable pavement can benefit a site by reducing runoff by infiltration through the pavement section which in many cases includes an aggregate layer below the pavement surface. Permeable pavement can also provide limited treatment benefit to the system, acting similarly to a sand filter, whereby the pavement filters the water by forcing it to pass through different aggregate sizes. The ability or efficiency of the pavement with regards to infiltration and filtration is largely dependent upon the overall permeability of the pavement section which includes the permeability of the underlying soil.

Because of this, there is an advantage to siting permeable pavement in locations where the native soil is Hydrologic Group 'A' or 'B'. The aggregate layer is commonly compacted to provide necessary structural support. However, compaction of the subsoil should be avoided to preserve infiltration capacity. Permeable pavements generally lack the same structural strength as conventional impervious pavement.

For this reason, permeable pavement is best suited for the following applications:

- Parking Spaces Within Parking Lots
- Low Intensity Drive Aisles
- Sidewalks, Walkways and Trails
- Residential Driveways
- Low Traffic Street

Permeable pavers include interlocking concrete pavers and grid pavers. Permeable interlocking pavers are paver blocks that are installed in a way that permits runoff to pass through regularly spaced openings into an underlying stone reservoir.


Concrete pavers


Grid pavers


Pea gravel bedding

The spaces between pavers account for 8% to 20% of the surface area of the pavement, with the voids filled by pea gravel. This type of pavement is well suited for parking spaces, residential driveways, and accent areas in other traffic ways such as entrances to commercial properties and residential developments.

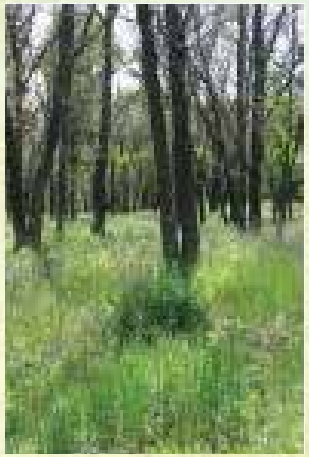
Grid pavers are pre-cast concrete grids that are filled with gravel, top soil, or turf. Having a void ratio of between 20% and 50%, the media used to fill the voids has a tremendous impact on the overall permeability of the paved area.

These grids should be set in a pea gravel bedding layer (typically one to two inches in depth) with an underlying stone reservoir layer. Recent advances have also introduced plastic reinforcing grids pavers as an acceptable system.

Interlocking grid paver systems are most commonly used in areas of parking, specifically in areas of overflow parking for uses such as churches and recreational and educational facilities. Similar in principle to concrete grid pavers, the flexible, interlocking units can also be used in areas of required secondary access to a development or for emergency access drives on properties and alleys.

7. Reforestation/Revegetation

In site reforestation / revegetation, the developer plants a combination of trees, plants, shrubs, and grasses to restore disturbed pervious areas to a condition that closely mimics its native state. When integrated into a site, reforestation establishes areas on a site that can grow into mature plant communities and the developer creates a device that can intercept rainfall, increase evaporation and transpiration rates slow and filter storm water runoff, and help increase soil infiltration rates.



In addition to storm water benefits of reduced runoff rates, volumes, and pollutant loads, reforestation can also provide a habitat for plant and animal species.

8. Plan Requirements

The format of the LID plan should follow that of the other plans included in the plan set, as well as the following general guidelines as specified in Chapter 4 of the LDC.

a. Plan sheet should be 24"x36" in size
b. Project Name, consistent with application should be shown on sheet
c. North Arrow should appear on sheet
d. Scale should be no smaller than 1" = 50', and be both stated and graphic
e. Date
f. Professional seal should be included on all plans
g. Brief Description of Florida LID Design Experience by Design Professional

Additionally, the following items specific to the proposed project plan should be included on this plan or with adjacent plan sheets:

h. Each LID measure should be identified by type and with a unique reference ID that can be used to reference in O & M documents.
i. Each LID measure should include sizing calculations and geotechnical information.
j. The boundaries of the drainage basins should be outlined and identified by the LID measures that service the basin.
k. Structures should be identified either individually or as a group of structures that are components of the LID measures.
l. Reference(s) to any landscape elements crucial to the LID measures.
m. A reduced size copy (scaled accordingly) is acceptable for inclusion in the O & M documents.
n. Detailed view drawings should be provided for all LID measures included in the plan.



9. Operation and Maintenance (O&M)

The proper operation and maintenance of LID measures are as critical to the success of a project in utilizing strategies to reduce impacts from development. The applicant/developer is required to provide to the Town for the review O&M documents that include the following items:

a. *LID Plan*

b. *Maintenance Covenant* – A recorded document, this covenant shall establish the responsible entity for ensuring that the LID measures included in the LID plan continue to be operational and are maintained in perpetuity. A Maintenance Chair of Custody must be established to ensure consistency between changes in management from developer to owner, or turnover in HOA's, property management, and property management contracts.

c. *Maintenance Schedule* – An outline that provides the intervals necessary for inspection of the individual LID measures and their component elements. Included with this will be the date for the Annual Certification of the system to the Town and any other jurisdictions that may apply.

d. *Maintenance Requirements* – Outline sheets that provide the maintenance entity with guidance of the maintenance and housekeeping steps necessary at prescribed intervals to ensure proper operation of the LID system on-site.

e. *Record Keeping* – A portion of the O&M Manual shall be devoted to recording inspections of the system as well as any modifications and maintenance activities that were required for its proper operation.

f. *Inspection Forms and Inspection Schedule* – Copies of those forms required for certification of the site to the Town and any other required entities shall be included.

g. *Outreach Materials* – In order for a development to successfully sustain LID techniques planned for installation, it is important for all stakeholders in a project to understand the LID measures and each individual's role with the site. Contractors should understand the proper installation methods; developers should understand the value of proper installation and maintenance of the LID measures; and future/potential property purchasers and owners should be made aware of the value that inclusion of LID in the site design has for the owner, as well as understand the importance of, and ensuring that future maintenance and operation occurs.

H. CONSERVATION CRITERIA

1. Landscaping:

a. Invasive Species Survey:

All proposed sub-divisions must include a landscape plan with a survey indicating the presence (if any) of any Invasive Plant Species (as identified by the USDA Federal Noxious Weed List or UF-IFAS). The applicant is required to remove invasive species from the proposed subdivision prior to construction.

b. Turf Grass Requirements:

Single-family and duplex dwellings are allowed to incorporate a maximum of 55 percent total landscape coverage consisting of turfgrass.

c. Canopy Coverage Requirements

All trees installed for canopy coverage in areas including Residential lots, Right-of-Way, Open Space, and Commons Areas must be native to Florida. This does not preclude the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS).

d. Small Trees, Shrubs, and Groundcover

All shrubs, small trees, sub-canopy palms, and groundcover must be 100 percent Florida Friendly Landscape materials (including fruit trees approved by UF-IFAS) as defined by UF-IFAS or the St Johns River Water Management District. The applicant must not utilize plants listed in the Town of Montverde's "Prohibited Plant List" (Chapter 4, Article VIII, Town of Montverde LDC).

e. Education and Outreach

The applicant must provide an educational flyer or brochure to each homeowner indicating to the homeowner acceptable landscape materials as defined herein and management practices such as proper fertilization and pest management according to UF-IFAS recommended procedures. Use of fertilizers or herbicides may contradict water quality objectives or goals. Communication is essential to ensure consistency between changes in HOA's, property management, and property management contracts.

f. Water Conservation

Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided.

The proposed subdivision must be Florida Water Star certified.

NOTE: Reminder that all development must not only be consistent with the above requirements but also with the Town's LDC.

2. Land Management

If 20 or more units are proposed, the subdivision's HOA must be established with a mechanism to fund land management activities in perpetuity for conservation easements and/or natural areas (Common Open Space) within the subdivision. Communication channels must be established to ensure consistency between changes in HOA's, property management, and property management contracts.

3. Interpretative Kiosks

The Town of Montverde strongly encourages the placement of interpretative kiosks within the proposed subdivision's common areas where traffic is high or near a trail or sidewalk. The interpretative kiosks should inform residents and guests about the purpose and benefits of conservation programs related to the proposed neighborhood such as native plant requirements and/or highlight Montverde's historic and archaeological significance.

SOURCES & REFERENCES
(For use by Applicant)

Dr. Eban Bean and Dr. Pierce Jones
University of Florida, LID Design "*Program for Resource Efficient Communities*" [link]

Bella Collina; Phoenix Companies Florida

City of Winter Garden

Florida Building Code

Florida Native Plant Society, www.fnps.org [link]

Gatorsktch Architects & Planners [link]

Green Mountain Scenic Byway Committee
Council Member Glenn Burns
Greg Gensheimer

"*The Green Leap: A Primer for Conserving Biodiversity in Subdivision Development*" [link]
Dr. Mark Hostetler, University of Florida, Institute of Food & Agricultural Sciences (IFAS)

Home Plans [link]

House Designers [link]

House Plans [link]

Lake County Public Works

Mike Woods, Transportation Planner, Lake Sumter M.P.O.
mwoods@lakesumptermpo.com [link]

"*Neighborhood Street Design Guidelines,*" Oregon DOT [link]

Pillar Homes, Clermont, Florida [link]

The Plan Collection

"*The Sustainable Site-Design Manual for Green Infrastructure and Low Impact Develoment*"
Rodney W. Tyler, Alexander Marks, Dr. Britt Faucette

Town of Montverde - Land Development Code

U.S. Department of Transportation, FHA

PREPARED BY

Parks Consulting Services, LLC
Clermont, FL 34711
(352) 988-7099

Neighborhood Standards & Guidelines Manual for New Subdivisions

June 13, 2017

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