

**ROSELAND CORRIDOR PLAN
2003
FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL
DEVELOPMENTS**

PREPARED BY:

**ROSELAND NEIGHBORHOOD PLAN TASK FORCE
IN CONJUNCTION WITH THE
INDIAN RIVER COUNTY COMMUNITY DEVELOPMENT DEPARTMENT**

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ROSELAND CORRIDOR REGULATIONS

(1) PURPOSE AND INTENT.

The overall purpose and intent of these regulations is to:

- (a) Preserve and enhance the appearance of the Roseland Corridor;
- (b) Recognize and enhance the historic, ecological, and low-density character of the Roseland community;
- (c) Increase property values in the Roseland Corridor;
- (d) Encourage the establishment of compatible land uses and attractive development in the Roseland corridor;
- (e) Make the Roseland Corridor area consistent with the following vision statement:

Roseland will retain the feeling of an uncluttered, well-maintained neighborhood. Through attractive landscaping and special development design considerations, the Roseland Corridor Plan regulations will preserve and enhance the natural beauty, historic integrity, and scenic vistas that give Roseland its special character.

(2) BOUNDARIES OF THE ROSELAND CORRIDOR.

The boundaries of the Roseland Corridor include commercial and industrial zoned land on both sides of US 1 north of the City of Sebastian city limits, and continue north along both sides of US 1 to the north county limit, and would also contain that portion of Roseland Road that is currently designated as commercial/industrial on the Future Land Use Map. Also, these regulations will govern all new institutional development north of the City of Sebastian city limits, east of the St. Sebastian River and west of the Indian River lagoon.

(3) SPECIFIC DEVELOPMENT REGULATIONS WITHIN THE ROSELAND CORRIDOR.

In the Roseland Corridor, the following special regulations shall apply to new non-residential and mixed use (combination of residential/commercial) development that requires major site plan approval.

- (a) **[Reserved.]**
- (b) **Exemptions.**
 - 1. Electrical substations and similar uses that prohibit access by the public onto the site may be exempted from architectural/building requirements, if the

exempted building(s) and equipment will be visually screened from adjacent properties and roadways.

2. Historic Buildings and Resources: In accordance with future land use element objective 8 and LDR Chapter 933, historic buildings and resources identified in the "Historic Properties Survey of Indian River County, Florida" or identified by the Historic Resources Advisory Committee and located within the Roseland corridor are exempt from the special Roseland Corridor Plan requirements to the extent that applying the special Corridor requirements would:
 - a. Conflict with the preservation or restoration of a historic building or resource, or
 - b. Threaten or destroy the historical significance of an identified historic building or resource.

Said exemption shall be reviewed by and be granted by the planning and zoning commission upon receipt of a recommendation from staff and the Historic Resources Advisory Committee.

(c) Uses

With the following exceptions, uses within the corridor are allowed as specified in LDR Chapter 911 (zoning ordinance):

1. Temporary uses: no temporary outdoor sales uses shall be located closer than 200' to US 1 or any Thoroughfare Plan road right-of-way unless a US 1 and Thoroughfare Plan road landscape buffer, as specified in the landscaping section, has been established between the temporary sales use and the adjacent US 1 or Thoroughfare Plan road right-of-way.
2. Uses involving vehicle and service bays that are oriented perpendicular to US 1 or Roseland Road are allowed only if a Type "B" buffer with a 4' opaque feature is provided along the site's US 1 or Roseland Road frontage.

(d) Special sign regulations.

1. **Scope.**

These special regulations consist of additional requirements above and beyond the county sign ordinance and shall supersede any less restrictive provisions found in the sign ordinance. All signs shall comply with the requirements of the sign ordinance except as modified by these special sign regulations.

2. **Approval for change of sign design required.**

Any exterior change to Roseland Corridor signage which was originally required to comply with these special sign regulations shall require review and approval by the community development department. Such changes shall include, but not be limited to, changes of: sign area (square footage), sign copy area (square footage), height, shape, style, location, colors, materials, or method of illumination. Routine maintenance and replacement of materials which do not affect the approved design shall be exempt from this review and approval. Changes to signs not originally required to comply with these special sign regulations are addressed in the "nonconforming signs" section of these regulations.

3. **Prohibited signs:**

In addition to sign ordinance section 956.12 prohibitions, the following are prohibited in the Roseland Corridor:

- a. Lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color. Public signs permitted pursuant to sign ordinance section 956.11(2)(b) are excluded from this prohibition and are allowed.
- b. Electronic message boards and message centers, electronic adjustable alternation displays, or any sign that automatically displays words, numerals, and or characters in a programmed manner. Traffic regulatory and directional signs permitted pursuant to sign ordinance section 956.11(2)(b) are excluded from this prohibition and are allowed.
- c. Portable or trailer style changeable copy signs.
- d. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- e. Strings of light bulbs used on non-residential structures for commercial purposes, other than traditional holiday decorations at the appropriate time of the year.
- f. Signs that emit audible sound, odor, or visible matter, such as smoke or steam.

- g. Plastic or glass sign faces (including but not limited to: acrylic, Lexan^R, or Plexiglas^R). High density polyurethane and PVC are exempt from this prohibition. Portions of a sign which are changeable copy are exempt from this prohibition. When used in conjunction with cut-out or routed metal cabinets, plastic used only for copy or logos is exempt from this prohibition. Plastic used for illuminated individual channel letters or logos is exempt from this prohibition. Although highly discouraged, a plastic sign face will be allowed only when all of the following requirements are met for the plastic portions of a sign:
 - i. Plastic shall be pan formed faced (embossed and/or debossed copy and logos are encouraged).
 - ii. Regardless of the opaqueness of a sign, all plastic signage backgrounds shall be a dark color to reduce light transmission from signage background); white background shall not be allowed. All signage background colors shall be limited to those colors with a formula having a minimum black content of eleven (11) percent, and a maximum white content of forty-nine (49). Color formulas will be based on the Pantone Matching System^R.
 - iii. All color must be applied on the "second surface" (inside face of plastic).
 - iv. Nothing shall be applied to the "first surface" (outside face of plastic) (i.e.: paint, vinyl, etc.,)
- h. Neon and similar tube, fiber optic, and intense linear lighting systems, where the neon or lighting tube or fiber is visible.
- i. Plywood used for permanent signs.
- j. Any material used in such a manner for a permanent sign that results in a flat sign without dimension, having a semblance to a "plywood or temporary looking sign."
- k. Installation of an additional sign (or signs) that does not harmonize with the design or materials of the initial sign, such as:
 - i. Rear illuminated plastic faced sign with a "wood look" front illuminated sign.

- ii. Combination of signs with cabinets, faces or structure of awkwardly different materials or proportions.
- iii. Attachment or mounting of signs where mounting hardware is left exposed.
- iv. Signs with different color cabinets, frames, or structure.
- l. Individual styrofoam, plastic or wood letters or the like exceeding four (4) inches in height for use on any permanent monument, freestanding, roof, wall, or facade signs. This prohibition does not apply to illuminated individual metal channel letters or the plastic letter typically used for changeable copy signs.

4. **Signs that are encouraged:**

- a. Shaped and fashioned "wood look" multi level signs (i.e.; sand blasted or carved), and signs having durable sign cabinet material such as high density polyurethane and PVC, rather than actual wood or MDO.
- b. Internally illuminated aluminum cabinet with textured finish, and cut-out inset or push through acrylic letters. (Note that color may be applied to the "first surface" on push through acrylic letters for this type of sign.)
- c. Backlit reverse pan channel letters (opaque faced) mounted on sign that is harmonious with the project's architecture.
- d. Signage that relates to the building's style of architecture and materials.
- e. Thematic signage.
- f. Changeable copy signs that have a dark opaque background with translucent lettering.

5. **Reduction in sign sizes and dimensions.**

Modifications to Table 1 (freestanding signs) and Table 2 (wall signs), Schedule of Regulations for Permanent Signs Requiring Permits, sign ordinance.

a. Freestanding signs:

- i. Maximum cumulative signage: Reduce to fifty (50) percent of what is allowed in Table 1.
- ii. Maximum signage on a single face: Reduce to fifty (50) percent of what is allowed in Table 1.
- iii. Maximum height: Reduce to thirty (30) percent of what is allowed in Table 1, but no less than six (6) feet and no greater than ten (10) feet.
- iv. For development involving sites of forty (40) acres or more, the ten (10) foot sign height requirement may be waived by the board of county commissioners if the development project applicant prepares and the board of county commissioners approves a sign package that reduces the total sign area otherwise allowed under the corridor plan and sign ordinance by ten (10) percent or more. Outparcels on larger sites shall comply with the six (6) feet to ten (10) foot height limitations specified above.
- v. Required setbacks from property lines or right-of-way: One (1) foot subject to satisfaction of sight distance requirements.
- vi. Number of allowable signs per street frontage: No waivers shall be approved that would reduce the required minimum of two hundred (200) feet of separation between signs along the same street frontage found in Footnote #2 of Table 1 of the sign ordinance. (See Figure F-1 at end of Section 911.8)

b. **Wall/facade signs.**

- i. **Maximum sign area allowed:** Reduce to fifty (50) percent of what is allowed in Table 2.

6. **Colors:**

- a. The following colors are encouraged for signage:

- i. Earth-tone colors and pastels.
 - ii. Darker backgrounds with light color sign copy.
 - iii. Colors that match or are compatible with the project's architecture.
 - iv. Colors such as medium or dark bronze are acceptable and encouraged. Polished or weathered true bronze, brass, or copper metal finishes are acceptable and encouraged. Precious metal colors are allowed on sand blasted or carved "wood look" style signs.
- b. The following colors are prohibited for signage:
- i. Shiny or bright metallic or mill finish colors (i.e.; gold, silver, bronze, chrome, aluminum, stainless steel, etc.).
 - ii. Garish colors, such as fluorescent.
 - iii. Black for signage background. Changeable copy signage is excluded from this prohibition.

7. **Multi-tenant spaces.**

Applicants of proposed multi-tenant projects, such as shopping centers, out parcels, industrial complexes and parks, and office complexes and parks, shall submit a sign program for review and approval. This sign program shall identify the coordination and consistency of design, colors, materials, illumination, and locations of signage. In a multi-tenant project where no established pattern, as described above exists, the owner of the multi-tenant project shall submit a sign program for approval prior to issuance of any new sign permits for a tenant space.

8. **Design criteria and additional restrictions:**

a. **Freestanding signage:**

- i. All freestanding signs shall be of a wide-based monument style. Pole signs are discouraged, but may be permitted when the supporting structures are completely screened from view with landscaping or berm features. Said landscaping and/or berming shall cover and screen the entire area beneath the sign at time of certificate of occupancy (C.O.) issuance, and thereafter.
 - ii. Any freestanding signs constructed from flat panel material, such as high density polyurethane, MDO, sheet metal, or the like, shall have a distance of no less than eight (8) inches from face to face, and shall be enclosed on all sides to cover the internal frame.
- b. **Freestanding changeable copy signs:**
- i. Where a freestanding changeable copy sign is allowed, no more than eighty (80) percent of the sign face area shall be comprised of changeable copy area.
- c. **Wall/facade signage:**
- i. The maximum vertical dimension of a facade or wall sign shall not exceed twenty-five (25) percent of the building height.
 - ii. Awnings with lettering shall be considered wall signs. Where lettering is used on an awning, the area of lettering shall be included in the percentage limitation of a project's sign area.
 - iii. Lettering, logos, and trim colors on canopy facia shall be considered a wall sign and shall be limited to thirty-three (33) percent of the facia area of any one elevation. Internally illuminated signs shall not be placed on a canopy structure, and no sign shall be placed above the facia on a canopy structure.
 - iv. Wall signs (facade signs) are prohibited on roofs with a slope less than 20:12 (rise:run) pitch. Wall signs mounted on a roof shall be enclosed on all sides to cover the internal frame and its connection to the roof. Also see IRC LDR's Section 956.12(1)(o).
- d. **Changeable copy wall signs for theaters.**

- i. Theaters may utilize up to eighty (80) percent of actual sign area for display of names of films, plays or other performances currently showing.

e. **Illumination.**

- i. All external flood sign illumination shall be mounted at grade, directly in front of the sign area. Light source shall be completely shielded from oncoming motorist's view.

9. **Nonconforming signs.**

It is the intent of these regulations to allow nonconforming signs to continue until they are no longer used or become hazardous, and to encourage conformance to these special sign regulations. A "compatible freestanding sign" shall be defined as any freestanding sign permitted prior to the adoption of these special regulations, and conforming to the Roseland Corridor Plan maximum height requirements for a freestanding sign, and monument style for a freestanding sign.

a. Nonconforming signs are subject to the following:

- i. Nonconforming signs or nonconforming sign structures on-sites abandoned for twelve (12) or more consecutive months shall not be permitted for reuse.
- ii. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming sign, without the loss of nonconforming status, if the site is not abandoned for twelve (12) or more consecutive months and if there is no change of use of the site. Also, change of tenancy or ownership shall not affect the status of a non-conforming sign that serves multiple tenants.
- iii. Colors of a nonconforming sign shall not be changed from those existing at the time of the adoption of this Code, unless new colors comply with the Roseland Corridor special color requirements.
- iv. A nonconforming sign shall not be enlarged or increased in any way from its lawful size at the time of the adoption of these special regulations.

v. Except as specified below, nonconforming freestanding signs shall be brought into conformity with the requirements of a "compatible freestanding sign" on or before June 1, 2008. If a property owner documents to the community development director that the cost of lowering a non-conformity sign to a conforming height would exceed fifty (50) percent of the cost to replace the sign, and the building official verifies the appropriateness of the estimated replacement cost, then the sign shall not need to be made a "compatible freestanding sign." However, when such an exemption applies, the property owner shall provide landscaping around the base or support structures of such a sign to visually screen the pole, subject to sight distance requirements, as approved by the community development director.

b. **Repairs and maintenance.**

Normal repairs and maintenance may be made; however, the cost of such repairs and/or maintenance made during any two-year period shall not exceed fifty (50) percent of the replacement cost of the sign at the end of the two-year period.

c. **Reconstruction after catastrophe.**

If any nonconforming sign is damaged by fire, flood, explosion, collapse, wind, war, or other catastrophe, to such an extent that the cost of repair and reconstruction will exceed fifty (50) percent of the replacement cost at the time of damage, the nonconforming sign shall not be used or reconstructed except in full conformity with the provisions of these special regulations.

(e) **Architectural/building standards.**

1. **Prohibited architectural styles:** The following are prohibited:

- a. Corporate signature or commercial prototype architecture, unless such is consistent with these special corridor requirements. Examples of such prohibited architecture include flat roofed convenience stores, gas stations, and canopies for gas stations, car washes, and drive through facilities (see Figure F-3).
- b. Any kitsch architecture (such as a building that does not resemble a typical structure), including: structures or elements that resemble an

exaggerated plant, fish, edible food, or other such items such as giant oranges, ice cream cones, and dinosaurs.

- c. Any architecture having a historical reference that is so different from current design philosophy that such reference is inconsistent and/or incompatible with surrounding structures. Examples of such include: igloos, domes or geodesic domes, Quonset style structures, teepees, western "false fronts," medieval castles, caves, and the like.

2. **Architectural/building exemptions and special requirements:**

- a. **Electrical substations and similar uses.** Electrical substations and similar uses that prohibit access by the public into the site may be exempted from all architectural/building requirements by the community development director if the exempted building(s) and equipment will be visually screened from adjacent properties and roadways.
- b. **Historic Buildings and Resources.** In accordance with Future Land Use Element objective 8 and LDR Chapter 933, historic buildings and resources identified in the "Historic Properties Survey of Indian River County, Florida" or identified by the Historic Roseland Architectural Review Committee and located within the Roseland corridor are exempt from special Roseland Corridor Plan requirements to the extent that applying the special Corridor Plan requirements would:
 - i. Conflict with the preservation or restoration of a historic building or resource, or
 - ii. Threaten or destroy the historical significance of an identified historic building or resource.

Said exemption shall be reviewed by and may be granted by the Planning and Zoning Commission upon receiving a recommendation from staff and the Historic Resources Advisory Committee.

3. **General design criteria:**

- a. Buildings with facades fronting on more than one street shall have similar design considerations (e.g. exterior finish, roof treatment,

building articulation, entrance features, and window placement) and consistent detailing on all street frontages.

b. General prohibitions and restrictions:

- i. Flat, blank, unarticulated, or massive facades fronting on a roadway, exclusive access drive or residentially designated area are prohibited. Facades fronting such roads, drives, or areas shall be designed to incorporate architectural elements providing breaks in the planes of exterior walls and/or roofs to articulate the building and to lessen the appearance of excessive mass. Facades should incorporate elements relating to human scale, and can be divided by use of: proportional expression of structure, openings, arcades, canopies, fenestration, changes in materials, cornice details, molding details, changes in the heights of different sections of the building, and the like (stepping or sloping of a parapet wall in conjunction with a low sloped roof is prohibited). Flat, blank, unarticulated, or massive facades will be permitted on the sides and rear of a building where "blank facade foundation plantings" are provided for such building facade faces (see foundation plantings section for requirements).
- ii. The following materials or systems are prohibited as a finish and/or exposed product: corrugated or ribbed metal panels, smooth finish concrete block (standard concrete masonry units), precast concrete tee systems, plywood or textured plywood. Plywood shall be allowed for soffit material.
- iii. Plastic or metal is prohibited as a finish material for walls or trim. Plastic is prohibited as a finish material for sloped roofs, visible roof structures, and facias. Although prohibited in general, certain metal and plastic construction products may be approved by the planning and zoning commission, upon a written request and product sample submitted by the applicant. The planning and zoning commission may approve use of the material if the following criteria are satisfied:
 - The product shall appear authentic from the closest distance that it will be viewed by the general public.
 - The product shall be substantial. Thin and flimsy imitations are unacceptable.

- The product shall hold up as well as the product it is imitating. That is, it must be fabricated in such a way that it will retain its original shape, appearance, and color, as well as the product it is imitating.
 - The product's color shall resemble the color of the product it is imitating.
- iv. Any exposed masonry in a stack bond is prohibited.
 - v. Lighting structures or strip lighting that follows the form of the building, parts of the building, or building elements is prohibited.
 - vi. Neon and similar tube and fiber optic lighting and similar linear lighting systems, where the neon or lighting tube or fiber is visible, is prohibited (this restriction includes site signage).
 - vii. Backlit transparent or translucent architectural elements, backlit architectural elements, as well as illuminated or backlit awnings and roof mounted elements are prohibited. This does not prohibit the use of glass blocks. This does not prohibit the use of an illuminated sign attached to a building.
 - viii. Facades that appear to be primarily awnings are prohibited. An awning shall not run continuously for more than thirty (30) percent of the length of any single facade, Gaps between awning segments shall be at least twenty-four (24) inches wide. Placement of awning segments shall relate to building features (e.g. doorways and windows), where possible. Awnings shall not exceed twenty-five (25) percent of the area of any single facade.
 - ix. Drive-up windows shall not be located on a building facade that faces a residential area or a roadway unless architecturally integrated into the building and screened by landscaping equivalent to the material in a local road buffer that runs the length of the drive-through lane and its speakers shall be oriented so as not to project sound toward residential areas.
 - x. Accessory structures, including sheds, out buildings, dumpster enclosures, and screening structures, shall match

the style, finish, and color of the site's main building. Metal utility sheds and temporary car canopies are prohibited.

(f) **Roofs.**

All buildings and accessory structures within the plan area shall have sloped roofs (slope pitch at least 4:12) visible from every direction, unless a visible flat roof, parapet roof, or other such roof design is determined by the community development director or his designee to be an integral feature of a recognized architectural style (e.g., Mediterranean).

1. Sloped roofs, including mansards, shall have a minimum vertical rise of six feet (not including fascia). Where flat roofs are allowed by the community development director or his designee, buildings and accessory structures may have flat roof systems where flat roof areas are not visible at six (6) feet above grade from all directions.
2. The ridge or plane of a roof (or visible roof structure) that runs parallel (or slightly parallel) with a roadway shall not run continuous for more than one hundred (100) feet without offsetting or jogging (vertically or horizontally) the roof ridge or plane a minimum of sixteen (16) inches (see Figure B-2). Low slope roofs and parapet walls allowed by the community development director or his designee are excluded from this requirement.
3. Roofing materials are prohibited for use as a finish material on parapets or any surface with a slope greater than 30:12 (rise:run), up to and including vertical surfaces. This pertains only to those surfaces visible from adjacent property, exclusive access drives or roadways.

(See Figures F-2 and F-3 at end of section 911.18)

(g) **Colors and building graphics.**

1. The following building graphics are prohibited: polka dots, circles, vertical stripes, diagonal stripes or lines, plaids, animals, and symbols, such as lightning bolts. However, legally registered trademarks which directly relate to the building occupant (not trademarks of products or services sold or displayed) are allowed, subject to applicable sign and color regulations.
2. Color standards. All buildings and accessory structures within the Roseland Corridor shall be limited to the following colors:
 - a. **Base building colors.**

Base building colors relate to wall and parapet wall areas and shall be limited to the colors listed in the Roseland Corridor Master Color List. The Roseland Corridor Master Color List is the same as the Wabasso Corridor Master Color List (herein referred to as the Roseland Corridor Master Color List). These colors consist of white and light neutral colors in the warm range.

b. **Secondary building colors.**

Secondary building colors relate to larger trim areas and shall be limited to the colors listed in the Roseland Corridor Master Color List. Secondary building colors shall not exceed thirty (30) percent of the surface area of any one building facade elevation. These colors consist of a mid-range intensity of the base building colors and complimentary colors, and include all base building colors.

c. **Trim colors.**

Trim colors are used for accent of smaller trim areas, are the brightest group of colors allowed, and include all base building and secondary building colors. Use of metallic colors (i.e., gold, silver, bronze, chrome, etc) and use of garish colors, such as fluorescent colors (e.g. hot pink, shocking yellow), are prohibited. Trim colors shall not exceed ten (10) percent of the surface area of any one building facade elevation. Where trim colors are used in a building facade sign, the trim color area of the facade sign shall be included in the percentage limitation on the trim color surface area.

d. **Roof colors (requirements for roofs that are visible from a roadway and/or residentially designated area).**

Metal roof colors shall be limited to the colors listed in the Roseland Corridor Master Color List's "Metal Roof Colors." These colors consist of natural mill finish, white, light neutral colors in the warm range, blue, and a limited number of earth-tone colors. Mixing or alternating colors of metal panels is prohibited. For non-metal roofs, other than natural variations in color or color blends within a tile, the mixing or alternating of roof color in the same roof material is prohibited. Colors and color blends shall not be contrary to the intent of this code. Color for roofing which is glazed, slurry coated, or artificially colored on the surface by any other means shall be limited to the same colors as approved for metal roofs.

e. **Natural finish materials.**

The color requirements listed above shall not apply to the colors of true natural finish materials such as brick, stone, terra cotta, concrete roof tiles, slate, integrally colored concrete masonry units, copper, and wood. Colors commonly found in natural materials are acceptable, unless such material has been artificially colored in a manner which would be contrary to the intent of these requirements. Black, gray, blue, or extremely dark colors for brick, concrete masonry units, roofing, wood or stone is prohibited. (This provision shall not prohibit the use of colors for natural finish roofing materials that match those colors approved for metal roofs.)

f. **Awning colors.**

Awning colors may include base building colors and/or secondary building colors and/or trim colors. However, secondary building colors and trim color area used for awnings shall be included in the percentage limitation on the secondary building color and trim color surface area of a facade.

3. The Roseland Corridor Master Color List and the approved color board are the same as for the Wabasso Master Color List, and shall be maintained by and made available by planning staff. The list can be mailed or faxed upon request.

(h) **Special screening and lighting.**

Within the plan area, mechanical equipment (ground, building, and roof mounted), including air conditioning units, pumps, meters, walk-in coolers, and similar equipment shall be visually screened from surrounding properties and roadways using architectural features, fencing, walls, or landscaping.

In addition to required landscaping, all loading/unloading docking areas located adjacent to residentially designated areas and/or roadways shall be provided with a solid wall at least eight (8) feet in height above the loading area grade to buffer adjacent roadways and residential sites from noises and sights associated with docks.

Manmade opaque screens which are visible from any public or private right-of-way or street, or any residentially designated area, shall be constructed of a material which is architecturally similar in design, color and finish to the principal structure.

1. **Screening.**

- a. All telephones, vending machines, or any facility dispensing merchandise or a service on private property shall be confined to a space built into the building or buildings, or enclosed in a separate structure compatible with the main building's architecture. These areas are to be designed with the safety of the user in mind. Public phones and ATMs should have twenty-four-hour access.
- b. No advertising will be allowed on any exposed amenity or facility such as benches or trash containers.
- c. **Screening of chain link fencing.**

Where chain link or similar fencing is allowed to be used (e.g. around stormwater ponds), such fencing shall be green or black and shall be located and landscaped so as to visually screen the fencing from public view.

2. **Lighting.**

The use of thematic and decorative site lighting is encouraged. Low lights of a modest scale can be used along with feature lighting that emphasizes plants, trees, entrances, and exits. Light bollards are encouraged along pedestrian paths. The color of the light sources (lamp) should be consistent throughout the project. Color of site lighting luminaries, poles, and the like shall be limited to dark bronze, black, or dark green (decorative fixtures attached to buildings are exempt from fixture color requirement).

Lighting is not to be used as a form of advertising or in a manner that draws considerably more attention to the building or grounds at night than in the day. Site lighting shall be designed to direct light into the property. It is to avoid any annoyance to the neighbors from brightness or glare.

- a. Roadway style luminaries (fixtures) such as cobra heads, Nema heads, and the like are prohibited. Wall pack and flood light luminaries are prohibited where the light source would be visible from a roadway, parking area and/or residentially designated area. High intensity discharge (e.g. high pressure sodium, metal halide, mercury vapor, tungsten halogen) lighting fixtures mounted on buildings and poles higher than eighteen (18) feet above parking lot grade, and under canopies, shall be directed perpendicular to the ground. Other than decorative and low level/low height lighting, no light source or lens shall project above or below a fixture box, shield, or canopy.

(See Figures F-12 and F-13 at the end of section 911.19)

(i) **Roseland Corridor landscape buffer.**

Within the plan area the following landscape requirements shall apply:

1. **Increased canopy tree size.**

All canopy trees required under normal landscaping and buffering requirements and special Roseland corridor plan requirements for projects within the corridor shall have a minimum height of twelve (12) feet and minimum spread of six (6) feet at time of planting. Palm tree clusters may be used as canopy trees as specified in the landscape ordinance. However, such palm trees shall have a minimum clear trunk of twelve (12) feet.

2. The county-wide landscaping requirements of LDR Chapter 926 shall apply except as noted herein. The following landscape buffer shall be provided along the entire length of a site's US 1 frontage, except for approved driveways:

Buffer Width	Minimum Planting/Berm Requirements per 100 feet
20 feet or more	4 canopy trees 5 understory trees Continuous hedge*: 1 1/2--2 1/2 feet high at planting Berm: 1 1/2--3 feet high*
15 feet	4.5 canopy trees 5.5 understory trees continuous hedge*: 1 1/2--2 1/2 feet high at planting Berm: 1 1/2--2 1/2 feet high*
10 feet	5 canopy trees 6 understory trees Continuous hedge*: 2 1/2--3 feet high at planting Berm: 1--1 1/2 feet high*

*Note: The intent of the hedge and berm combination is to provide a visual screen four (4) feet high above the grade of the project site parking area. Therefore, at the time of a certificate of occupancy (CO) for the project site, the combination of

berming and hedging shall provide a four feet visual screen. Undulations in the berm and corresponding hedge height are encouraged.

Hedge shrubs shall be planted no further apart than twenty-four (24) inches on center, in a serpentine pattern along the length of the buffer strip. Berms shall have a slope no steeper than three (3) horizontal to one vertical, and shall be continuous along the length of the buffer strip, except where berm modifications may be necessary for tree preservation as determined by the community development director or his designee.

To provide a less formal appearance, clustering trees along the buffer strip is encouraged and uniform spacing of trees is discouraged, except where used to emphasize a particular planting theme or development style.

(See Figures F-4 and F-5 at end of section 911.18)

(j) Landscape buffer along other streets in the corridor.

In addition to standard Chapter 926 requirements for landscaping between rights-of-way and parking areas, landscape strips within the corridor must also contain two (2) understory trees for every thirty (30) lineal feet of the required landscape strip.

(k) Landscape buffer along commercial/residential border.

Within the corridor, two (2) additional understory trees per thirty (30) lineal feet of required buffer strip shall be provided where compatibility bufferyards are required by Chapter 911 regulations.

(l) Foundation plantings.

Foundation plantings shall be required as stated below for buildings in commercial and industrial areas and for businesses allowed in residential areas. Reference section 911.18(3)(c)3. regarding exemptions for historic buildings and resources.

- 1. Along the front, sides and rear of buildings, the following foundation planting landscape strips shall be provided in accordance with the building height:

Building Height	Foundation Planting Strip Depth ¹
-----------------	--

Up to 12' high	5' depth
12' to 25' high	10' depth
Over 25' high	15' depth

¹A distance measured perpendicular to the building, from the foundation outward

2. Within such foundation planting landscape strips, the following landscaping shall be provided;
 - a. Forty (40) percent of the foundation perimeter (excluding entranceways and overhead doors) along all building faces shall be landscaped, as follows:

<i>*For buildings up to 12' in height</i>	
Minimum planting area depth:	5'
Minimum plant material required:	*1 palm tree or appropriate canopy tree for every 10 lineal feet of planting strip (clustered)
	*1 understory tree for every 20 lineal feet of required planting strip
	*3 shrubs for every 10 square feet of required planting area
	*Ground cover, flowering plants or sod in the remaining planting area
<i>*For buildings of 12' to 25' in height</i>	
Minimum planting area depth:	10'

Minimum planting material required:	*1 canopy tree for every 10 lineal feet of required planting strip (3 palms with a minimum height of 12' each may be substituted for each canopy tree)
	*1 understory tree for every 20 lineal feet of required planting strip
	*3 shrubs for every 10 square feet of required planting area
	*Ground cover, flowering plants or sod in the remaining planting area
<i>*For buildings over 25' in height</i>	
Minimum planting area depth:	15'
Minimum plant material required:	*1 canopy tree for every 7 lineal feet of required planting strip (3 palms with a minimum height of 16' each may be substituted for each canopy tree)
	*1 understory tree for every 10 lineal feet of required planting strip
	*3 shrubs for every 10 square feet of required planting area
	*Ground cover, flowering plants or sod in the remaining planting area

- b. The following modifications are allowed upon approval from the community development director or his designee:

1. Foundation planting strips may be located away from buildings to avoid conflicts with architectural features (e.g., roof overhangs), driveways, and vehicular areas serving drive-up windows.
2. The depth of foundation planting strips may be modified if the overall minimum area covered by the foundation plantings proposed meets or exceeds the area encompassed by a typical layout.

(m) Increased foundation plantings for "blank facade" building faces.

As referenced in the architectural/building standards section of this plan, "blank facade" building faces that are unarticulated are allowed if foundation plantings are provided as specified above with a one hundred (100) percent increase (doubling) in required plant material quantities (as specified above).

(See Figures F-7 through F-9 at the end of section 911.19, also attached in Appendix A)

(n) Recommended native vegetation for landscaping.

Planting native vegetation for landscaping purposes is encouraged. See Appendix B for a table of plants endemic to the Roseland area.

(4) REVIEW OF DEVELOPMENT PROJECTS BY ROSELAND TASK FORCE MEMBERS.

The board of county commissioners shall appoint a group of task force members, participants, and design professionals (up to six (6) persons) to be known as the "Roseland On-Going Review Task Force." Members of the on-going review task force are authorized to review and comment on development project proposals within the Roseland Corridor. Task force members will be notified by planning staff regarding pre-application conferences and TRC meetings at which proposals for development within the corridor are reviewed and commented upon.

Staff and on-going review task force members will work with applicants to ensure that every effort is made to save protected trees. No protected trees shall be removed unless it is absolutely necessary to accommodate a proposed site plan. In addition, staff will encourage developers to follow the voluntary architectural guidelines found in the Roseland Corridor Plan.

(5) SPECIAL REGULATIONS FOR ADMINISTRATIVE APPROVAL, MINOR SITE PLAN PROJECTS.

In the Roseland Corridor plan area, non-residential and mixed use development and re-development that require administrative approval or minor site plan approval shall comply with the previously described special regulations for new major development, within the administrative approval or minor site plan project's area of development/redevelopment. The project's area of development/redevelopment is the area of the site containing buildings, additions, structures, facilities or improvements proposed by the applicant or required to serve those items proposed by the applicant. As an example, a small building addition that requires additional parking spaces would result in a project area of development/redevelopment that includes the addition and the parking lot addition and adjacent required landscape areas.

(6) **NON-CONFORMITIES.**

Within the Roseland Corridor Plan area, legally established existing development and uses that do not comply with these special regulations are grandfathered-in under the countywide nonconformities regulations of LDR Chapter 904. All nonconforming uses and structures are governed by the LDR Chapter 904 regulations.

In addition, within the Roseland corridor plan area the following non-conformities regulations shall apply:

(a) **Nonconforming property.**

It is the intent of this chapter to allow nonconforming properties to continue, but also to encourage their conformity to what shall be referred to as a "compatible property." A "compatible property" shall be considered in compliance with the intent of the Roseland Corridor special regulations. For the purposes of the Roseland Corridor special regulations, "compatible property" is defined as any property, with improvements permitted prior to adoption of these special regulations, that conforms to the US 1 landscape buffer, color, and signage requirements of these special regulations.

(b) **Continuance of nonconforming property.**

A nonconforming property may be continued, subject to the following provisions:

1. Use of nonconforming structures abandoned for a period of twelve (12) or more consecutive months (cross-reference LDR section 904.08) located on a nonconforming property shall not be permitted until the property is brought into compliance with the requirements of a compatible property.
2. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming property, without the loss of nonconforming status, if use of the nonconforming structures is not abandoned for a period of twelve (12) or more consecutive months.

3. Colors of a structure located on a nonconforming property shall not be changed from those existing at the time of the adoption of these special regulations, unless the new, to-be-painted colors comply with the Roseland special color regulations.
4. Projects on nonconforming properties requiring a building permit (excluding permits for roofs or minor repairs or improvements required by law) shall be required to bring the property into compliance as a "compatible property."
5. A structure located on a nonconforming property shall not be enlarged or increased in any way from its lawful size at the time of the adoption of these special regulations. Where such changes are made, a building permit and compliance with the requirements of a "compatible property" are required for the enlargement or addition.

(7) **VARIANCES.**

- (a) Variances from these special corridor regulations shall be processed pursuant to the procedures and timeframes of Section 70.001, Florida Statutes. The planning and zoning commission shall recommend variances to the board of county commissioners for final action.
- (b) The planning and zoning commission is authorized to propose settlements of claims under Chapter 70, Florida Statutes, through any means set out in section 70.001(4)(c).
- (c) Criteria. The planning and zoning commission shall not approve a variance or other proposal for relief unless it finds the following:
 1. The corridor regulation directly restricts or limits the use of real property such that the property owner is permanently unable to attain a reasonable, investment-backed expectation for the existing use of the real property or a vested right to a specific use of the real property with respect to the real property as a whole; or
 2. That the property owner is left with existing or vested uses that are unreasonable such that the property owner bears permanently a disproportionate share of a burden imposed for the good of the public, which in fairness should be borne by the public at large; and
 3. The relief granted protects the public interest served by the regulations at issue and is the appropriate relief necessary to prevent the corridor regulations from inordinately burdening the real property.

(8) **VOLUNTARY GUIDELINES.**

- (a) The following voluntary architectural guidelines are established to encourage, through private and public investment, the development of the Roseland Corridor as a cohesive, functional and aesthetic whole. The guidelines contain standards addressing components of the physical development of structures in the corridor. Based upon location, history, environmental attributes, historic resources and character, these guidelines reflect an architectural theme using elements found throughout Florida's past, referred to as "Old Florida" style.

1. **General criteria.**

Besides defining the community's low density, low rise character, building heights should relate to open spaces to allow sufficient light and ventilation, effective use of prevailing winds for cooling, enhancement of views and minimizing the obstruction of views to adjoining structures and other locations.

Buildings should be designed to lessen the appearance of excessive bulk. Ostentatious or overly-prominent building shapes that are out of harmony in context with their visual environment, including adjacent structures and the landscaped framework, are discouraged.

The surfaces of enclosing walls of large-scale commercial structures should incorporate elements relating to the scale of pedestrian movement and view. Vertical enclosing walls should be sub-divided into clearly visible bays, each a minimum of sixty (60) feet in width.

The use of the following devices for establishing scale is encouraged:

- a. Textured surfaces;
- b. Scored joints;
- c. Surface articulation or subdivision of vertical surfaces into distinct areas;
- d. Rhythmic use of openings (doors, windows, etc.);
- e. Scale and proportion of facade;
- f. Use of signage to establish scale and proportion;

- g. Installation of landscape elements in front of walls to break up long wall expanses and sloped or otherwise articulated roof lines to develop visual interest at the roof level.

2. **Specific criteria.**

- a. **Roofs:** The use of vernacular materials such as standing seam metal or wood shake shingles is encouraged. Roof pitch should range from 8:12 to 12:12 for primary roofs, and lower pitch for arcades or overhangs.
- b. **Doors/windows:** Doors and windows should be symmetrical in placement, and should be true divided lite [light]. Casing trim should be four (4) to six (6) inches and workable shutters sized to fit windows are encouraged.
- c. **Siding:** Siding should be wood horizontal or vertical boards or shake.
- d. **Porches/arcades:** The use of wide overhangs which create porch or arcade-like features is strongly encouraged. For instance, commercial buildings should provide front walkways which are a minimum of ten (10) feet wide. This width accommodates two (2) to three (3) abreast pedestrian traffic while allowing for entrance door swing area. Awnings are also encouraged to add color and textural interest to buildings.
- e. **Cornice detailing:** Open exposed rafter tails are encouraged.
- f. **Lighting:** The use of architecturally thematic lot lighting and signage is encouraged (See Figures F-12 and F-13 at the end of section 911.19).