COVER SHEET

I-III

SANDY COVE CONDOMINIUMS

564 ORANGE DRIVE, ALTAMONTE SPRINGS, FL. 32701

Sec. 30.14.4. - Buffering requirements in general.

(a) Buffers are described in terms of required opacity, or the degree of screening between two (2) adjoining uses or activities. An opacity of 0.1 screens ten (10) percent of an object, while an opacity of 1.0 completely obscures the object from view during summer months after all required plants have reached maturity.

(b) Buffers shall be located on the outer perimeter of a development site but entirely within the property bounds of such site and shall not include right-of-way or areas that will be dedicated as right-of-way. Buffers may be placed within utility easements, subject to verification that the dedicated use of the easement does not conflict with the function of the buffer. The owner of the property shall be responsible for replacement of landscape materials damaged or removed by the placement or maintenance of utilities within such easements.

(c) Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director.

(d) Buffers are required for the following situations:

(1) For new development adjacent to existing development, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the land use intensity of the adjacent use(s). Required opacities are shown in Section 30.14.7(a). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section 30.14.11.

(2) For new development adjacent to vacant land, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the Future Land Use designation of the adjacent property as established by the Seminole County Comprehensive Plan. Required opacities are shown in Section 30.14.7(b). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section 30.14.11.

(3) For new development adjacent to roads and right-of-way, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the functional classification of the road or right-of-way. An unimproved right-of-way shall be assumed to contain the most intense road classification for which it was designed. Required opacities are shown in Section 30.14.7(c). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section 30.14.11.

(4) Landscape buffers for parking lots shall be provided in accordance with Section 30.14.8.

(5) Landscape buffers for storage or loading areas that represent a special nuisance shall be provided in accordance with Section 30.14.9.

(e) Existing natural vegetation may be used in place of a required wall, fence, and/or landscaping where such vegetation consists of canopy and understory trees that meet the minimum buffer component requirements and is of sufficient density to provide one hundred (100) percent opacity to a height of six (6) feet. The landscape plan for the development shall include protection measures to preserve the natural buffer area during and after site development. Nothing provided in this paragraph shall prohibit the removal of invasive species.

(f) Buffer criteria varying from the requirements of this Part may be authorized by the Board of County Commissioners through approval of a Master Development Plan within the Planned Development (PD) zoning District in accordance with Sec. 30.8.5 or through approval of a special exception under Sec 30.3.1.5. Variations from the provisions of this Part may reduce or increase required opacities, or specify alternative buffer concepts, as appropriate to the site under consideration. In all cases, the relevant Board shall find that approved variations ensure compatibility between adjoining land uses and are consistent with the Comprehensive Plan. (Ord. No. 2024-02, § 7(Exh. B), 1-9-24).



GUIDE FOR ESTIMATING AND PLANTING

Inches Apart	32 Plants	64 Plants	100 Plants
6"	8 sq. ft.	16 sq. ft.	25 sq. ft.
8"	14 sq. ft.	28 sq. ft.	44 sq. ft.
10"	22.5 sq. ft.	45 sq. ft.	70 sq. ft.
12"	32 sq. ft.	64 sq. ft.	100 sq. ft.
15"	50 sq. ft.	100 sq. ft.	156 sq. ft.
18"	72 sq. ft.	144 sq. ft.	225 sq. ft.
24"	128 sq. ft.	256 sq. ft.	400 sq. ft.

FORMULAS TO DETERMINE SQUARE FEET

Circles: Area=Diameter squared X 0.7854

Triangles: Area=1/2 X Height

Retangle: Area=Base X Height

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LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE

Sec. 30.14.1. - Purpose, intent, and definitions.

(a) The purpose of this Part, in general, is to provide for quality community character, to shade impervious surfaces, to protect against potential land use conflicts, and to define logical areas for pedestrian and vehicular circulation.

The purpose of the water-efficient landscaping criteria included herein is to establish minimum standards for the development, installation, and maintenance of all landscaped areas required by this Code without inhibiting creative landscape design. Specific water conservation measures are required, such as the preservation of existing natural vegetation when appropriate. The establishment of these minimum requirements and the encouragement of resourceful planning are intended to protect and preserve the appearance, environmental quality, character, and value of surrounding neighborhoods and thereby promote the public health, safety and general welfare of the citizens of Seminole County.

(b) Creative site development concepts shall be used in order to promote water conservation. Water-conserving site development concepts may include, but are not limited to:

(1) The preservation of existing plant communities;
(2) The use of native plant species;
(3) The re-establishment of native plant communities;
(4) The use of drought-tolerant plant species;
(5) The use of site-specific plant materials;
(6) The design, installation, and maintenance of irrigation systems that eliminate the waste of water due to over application or loss from damage;
(7) The use of shade trees to reduce transpiration rates of lower-story plant materials;
(8) Placement of vegetation in such a way that promotes energy conservation through shading;
(9) The use of pervious paving materials;
(10) The use of water efficiency in landscaping;
(11) Other environmentally sensitive site development concepts.

(c) Vegetation protection and preservation objectives are intended to:

(1) Reduce the use of irrigation water in open space areas by promoting the preservation of existing plant communities;
(2) Prevent the removal of existing vegetation in advance of the approval of land development plans;
(3) Prevent the removal of existing vegetation when no replacement vegetation plan has been prepared for the site.

(d) To achieve the objectives of these land development regulations, this Code incorporates six (6) basic principles of water-efficient landscaping. These principles are set forth below for the purpose of giving guidance and direction for administration and enforcement:

(1) Planning and design;
(2) Appropriate plant selection;
(3) Practical turf areas;
(4) Efficient irrigation;
(5) Use of mulches;
(6) Appropriate maintenance.

(e) The provisions of this Part shall apply to all real property situated within the unincorporated areas of Seminole County that are required to be landscaped by this Code.
(Ord. No. 2024-02, § 7(Exh. B), 1-9-24).

Sec. 30.14.2. - Open space.

30.14.2.1 Purpose and Applicability.

(a) The purpose of this Part is to provide clear standards for the establishment, function, and maintenance of open space areas within all developments.

(b) Single-family residential development in any zoning district is exempt from this Section except in the Planned Development (PD) District or where specifically required by another Section of this Code. Nonresidential uses, where permitted in a single-family district (i.e., by Special Exception) shall be required to provide open space.

(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4.

(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.

30.14.2.2 Nonresidential Open Space.

(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.

(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.

(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.

(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:

(1) The pond shall be sodded or dressed with equivalent ground cover; and
(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.
(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.
(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.

(e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:

(1) Only that portion of a lake that lies within the legal description of the project may count toward the required open space area; and
(2) The lake shall be accessible to all employees or visitors and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.

(f) Conservation areas, defined for the purposes of this Part as 100 year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.

(g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.

(h) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.3 Residential Open Space.

(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code.

(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot.

(c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.

(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.

(e) Where intervening properties separate a dwelling unit from an open space area, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic to minimize the need to cross or travel on roads carrying motorized vehicles.

(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.

(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association.

(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:

(1) The pond shall be sodded or dressed with equivalent ground cover.
(2) The pond shall have no greater than a 4:1 slope with no fencing.
(3) The pond shall have a curvilinear shape simulating a natural water body.
(4) Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.
(5) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.
(6) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.
(7) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:

a. Fountain
b. Stabilized walking path
c. Exercise equipment
d. Benches for seating
e. Tot lot or mini-park

(i) Natural lakes may be counted toward the minimum area requirement subject to the limitations in paragraph (k) below and the following criteria:

(1) The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains, and picnic tables.
(2) Only that portion of a lake that lies within the legal description of the project may count toward the required open space.

(j) Conservation areas, defined for the purposes of this Part as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in paragraph (k) below.

(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.

(l) Required landscaped areas and buffers may not be credited toward the required open space area.

(m) Site features noted in Section 30.14.2.5 may also be counted as open space.

30.14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.

(a) The purpose of open space in infill development, redevelopment, and mixed use developments is to provide areas for supplemental landscaping; buffering; recreational or aesthetic amenities; stormwater retention; aquifer recharge; and/or preservation of natural resources.

(b) Open space shall be located entirely within the boundaries of the project. Open space may include: landscaping and buffers; recreational facilities and amenities accessible to all users of the site; recreational facilities and amenities accessible only to residents; stormwater facilities; and areas providing for natural resource protection.

(c) Types and locations of open space shall be clearly shown on a development plan prior to approval by Seminole County.

(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this requirement when the developer proposes a major recreational facility that will provide at least fifty (50) percent of the required open space for development.

(e) Open space areas shall not be fenced, unless necessary for safety reasons, and shall not contain mechanical units and equipment, storage areas, or other service related functions.

(f) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:

(1) The pond shall be sodded or dressed with equivalent ground cover; and
(2) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.

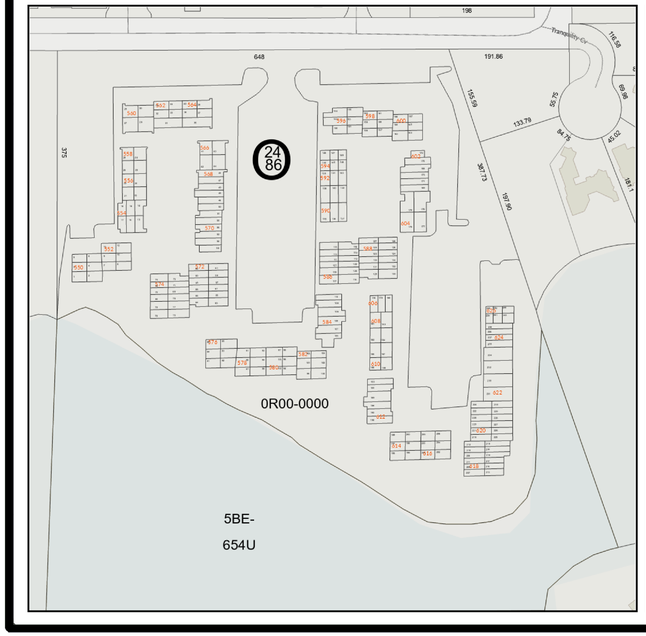
(g) Required open space within infill development, redevelopment, or mixed-use development, which serves primarily the residential portion of a development, shall be platted as a common area and shall be owned and maintained by a homeowner association or other entity which is capable of maintaining the function of the open space, as determined by the Development Services Director. Required open space within infill development, redevelopment, or mixed-use development which serves primarily the nonresidential portion of the development shall be owned and maintained by a property owners' association.

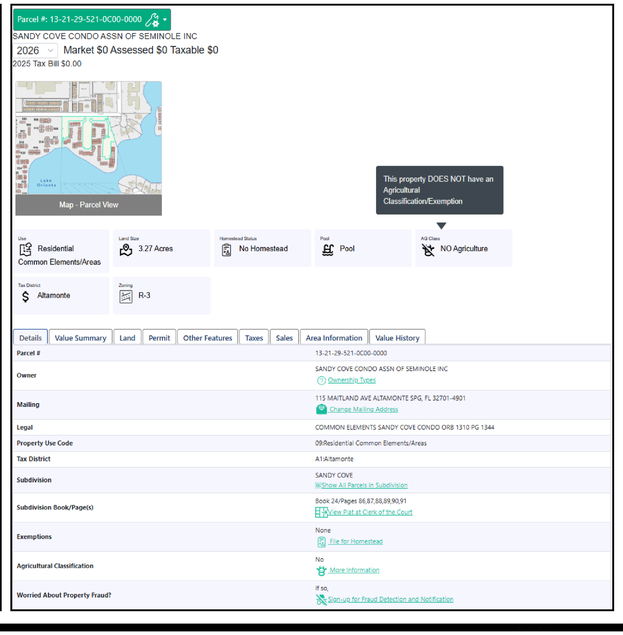
(h) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space area.

(i) Open space shall be continuous wherever possible, shall be accessible to all uses within a development where practical and safe, shall contain pedestrian amenities (including lighted, accessible walkways with shade trees), and shall include lighted public plazas serving structures that contain retail and/or office uses. Public plazas shall contain benches with shade trees or permanent coverings.

(j) Selected facilities located indoors or on rooftops may be permitted where they serve as amenities when available for use and enjoyment by all residents or users of a development. Excluded from eligibility as credited open space are theaters, restaurants, religious facilities, and retail, commercial uses.

(k) Site features noted in Section 30.14.2.5 may be counted as open space.





REVISIONS	BY
A/K VISUVASAM 5.8.2026	DD

MASTER LANDSCAPE PLAN
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OF SHEETS