



THE CITY OF CASSELBERRY, FLORIDA



A. The Purpose of The Urban Design Standards



MAIN STREET



RESIDENTIAL



PARKS

Fig. 1.1 "Florida Contemporary" Imagery for the CRD.

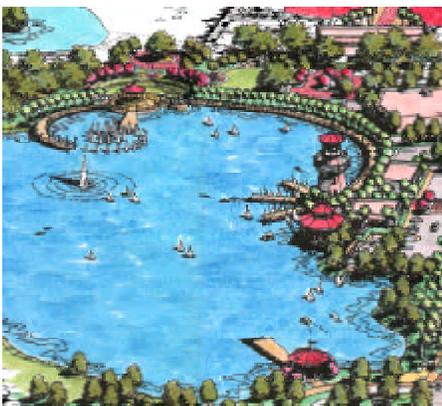


Fig. 1.2 Proposed Town Center at Lake Concord

A PURPOSE

A.1 Image

The general image for the CRD corridor is "Florida Contemporary." This theme was generally described in the document entitled *City of Casselberry Public Space Design Standards and Private Property Design Guidelines*, (December 1995). The regulations below more fully describe and implement this theme for all properties, public and private, that shall henceforth be developed within the CRD.

A.2 Public Design Standards - Applicability

Public design standards shall apply to all public structures and spaces within the CRD. This shall include public structures and spaces that are owned and developed by any public entity, including the City of Casselberry, Seminole County, and regional, state and federal agencies.

A.3 Private Property Design Standards - Applicability

Private property design standards shall apply to all privately owned and developed property within the CRD.

A.4 Conformity/Design Variances

All new and redeveloped property entirely shall conform to the CRA Urban Design Standards. However, it is recognized that site, building, or other practical constraints may limit the ability of a property to fully meet these criteria. In such cases, the CRA may give consideration to relaxing some of the requirements of these design standards through a Design Variance Review process. The CRA shall give consideration to relaxation of these requirements based on the following factors and characteristics relating to the request for review. The criteria are:

1. Degree of conformance to the ULDR and the CRA Urban Design Standards
2. Logic of design
3. Exterior space utilization
4. General attractiveness of final product, assuming the variance is granted
5. Selection of materials
6. Compatibility with surrounding properties
7. Traffic circulation, parking and access
8. Pedestrian circulation, access and amenities
9. Accepted architectural principles
10. Protection of property values
11. Revitalization of depressed areas

Any project applicant desiring the CRA to consider a design variance shall address these variance criteria along with any plans being submitted for review by the CRA. The design variance request must address only those items above that are related to the type or purpose of the design variance being requested. Decisions of the Community Redevelopment Agency in regard to variances shall be final. Any person aggrieved by a decision reached by the CRA may appeal the decision to the Planning and Zoning Commission by filing written notice setting forth the grounds for the appeal with the Administrative Official within ten (10) calendar days of the CRA Board's decision. Such appeal shall be heard in accordance with the procedures and notice requirements on the ULDR. The decision of the planning and Zoning Commission shall be advisory and transmitted to the City Commission for final determination as part of the overall project's final approval.

Dimensional variances related to site plan review do not fall within this procedure. Such variances shall be reviewed as per Section 1-2.7 of the Unified Land Development Regulations.

A.5 Color Palette

Building colors shall be the same as, or substantially similar to, the color palette defined as the Benjamin Moore Historical Color Collection (HC-1 through HC-174).

A.6 Annual Review

The design standards shall be formally reviewed by the CRA, as an agenda item during a regularly scheduled Board meeting. If there is a cause and concern regarding amendment of any of these standards, they shall be recommended to the Planning and Zoning Commission and revised according to the process as set forth in the ULDR.



Fig. 1.3 Aerial photo of CRD

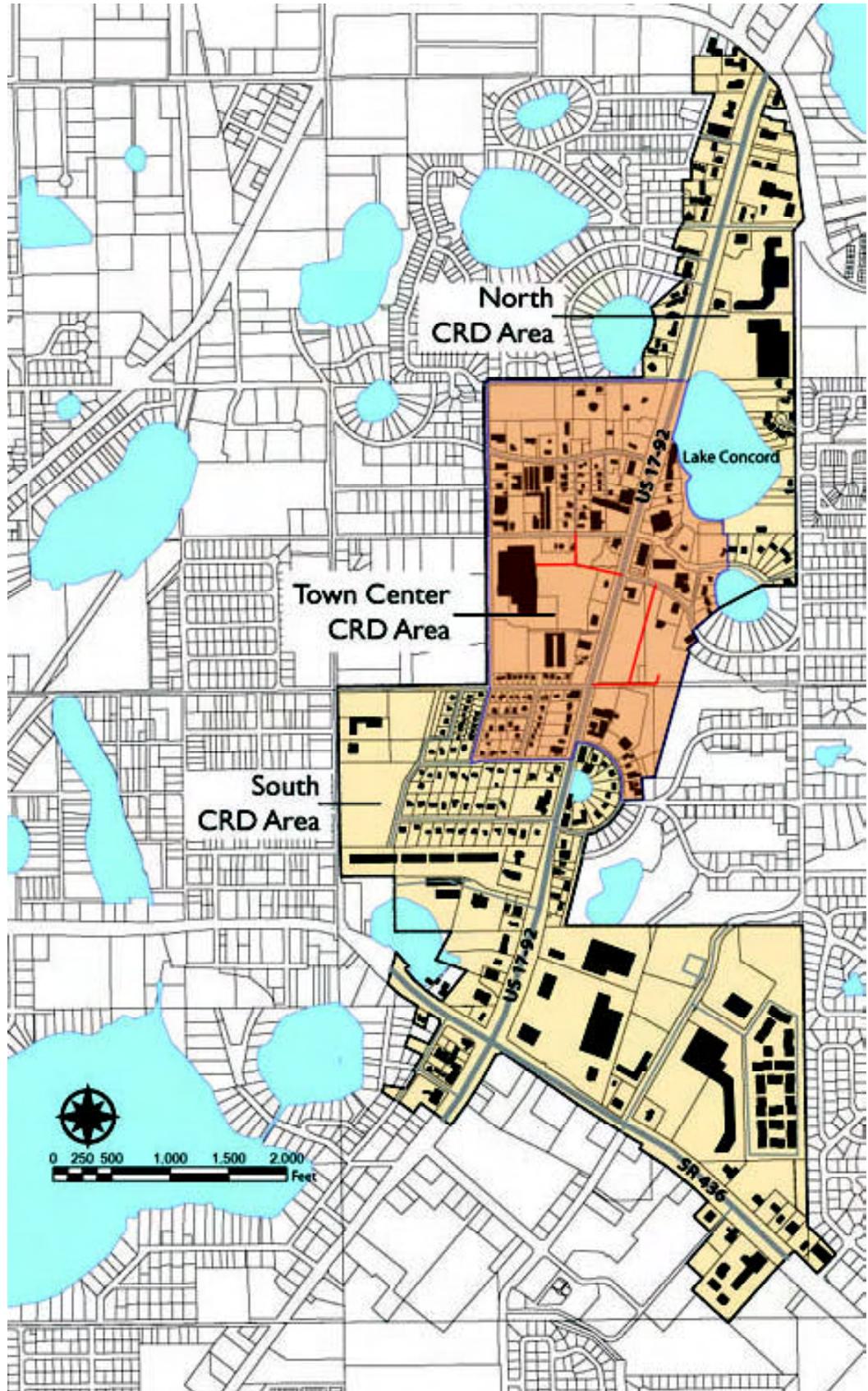


Fig. 1.4 CRD Limits with Town Center Overlay District

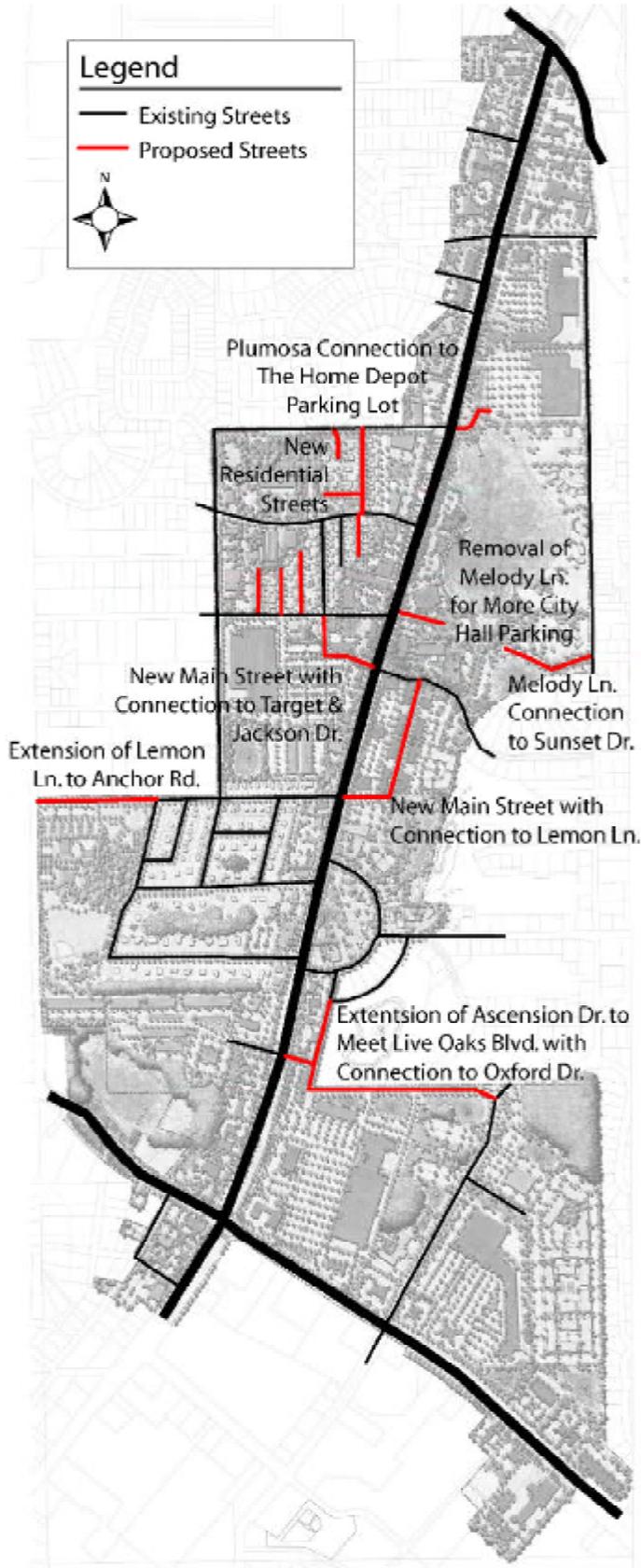


Fig. 1.5 CRD with proposed Street Grid improvements

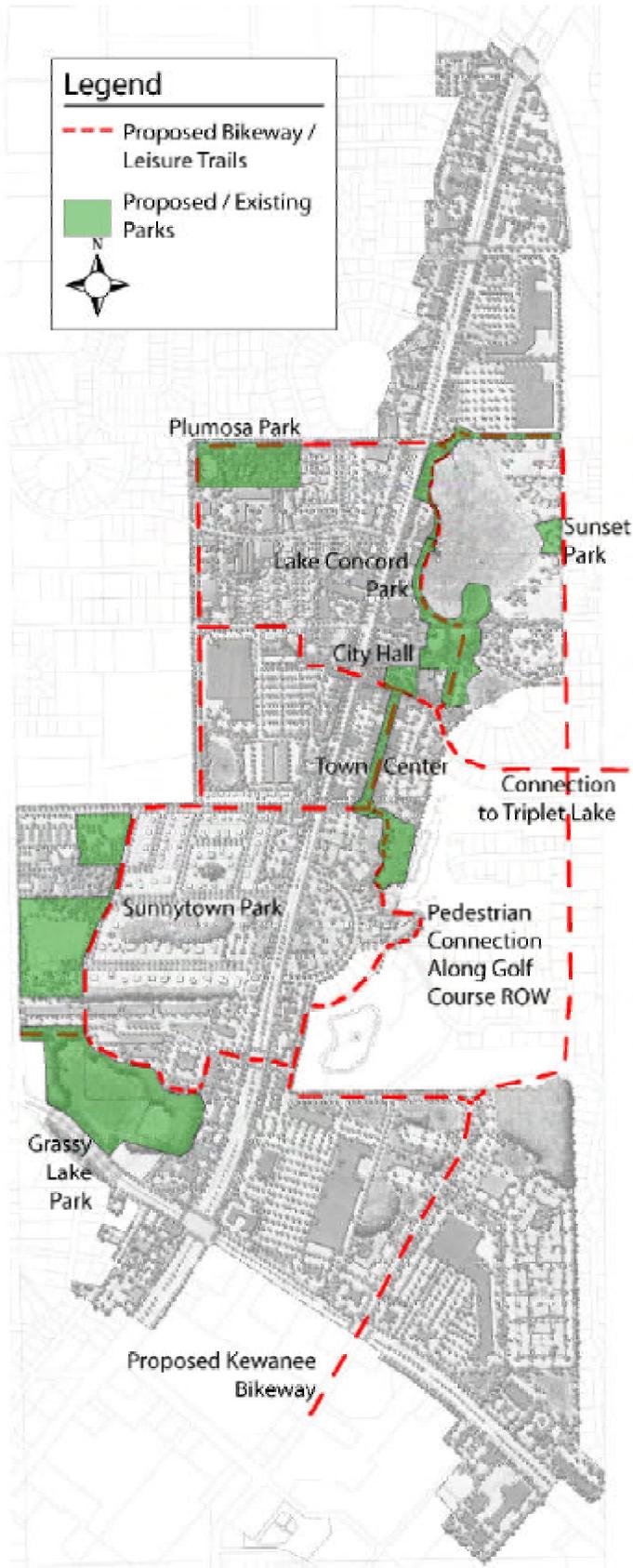


Fig. 1.6 CRD with proposed Bicycle/Pedestrian Trails

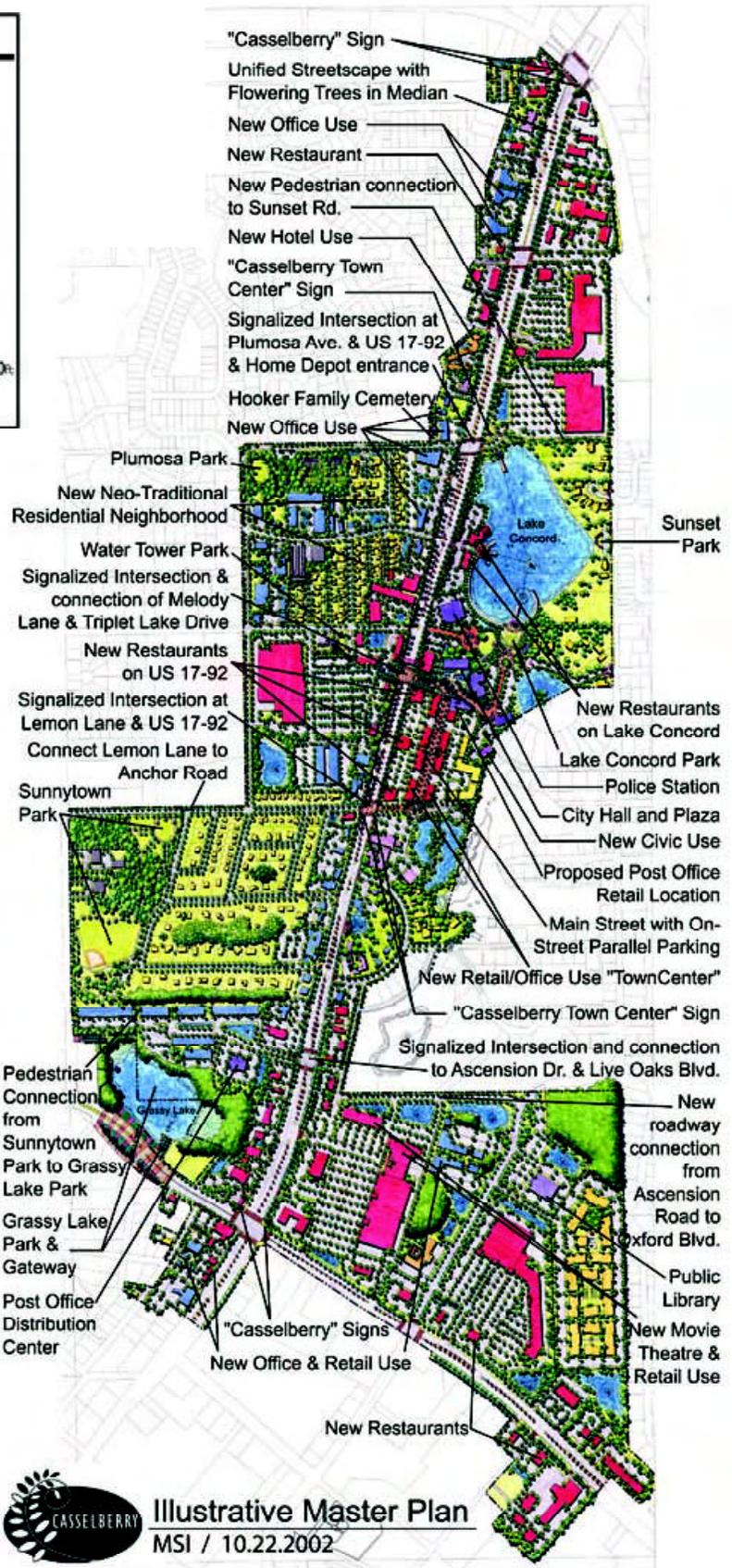


Fig. 1.7 Illustrative Master Plan adopted by the City of Casselberry



Illustrative Master Plan
MSI / 10.22.2002



Fig. 1.8 North CRD

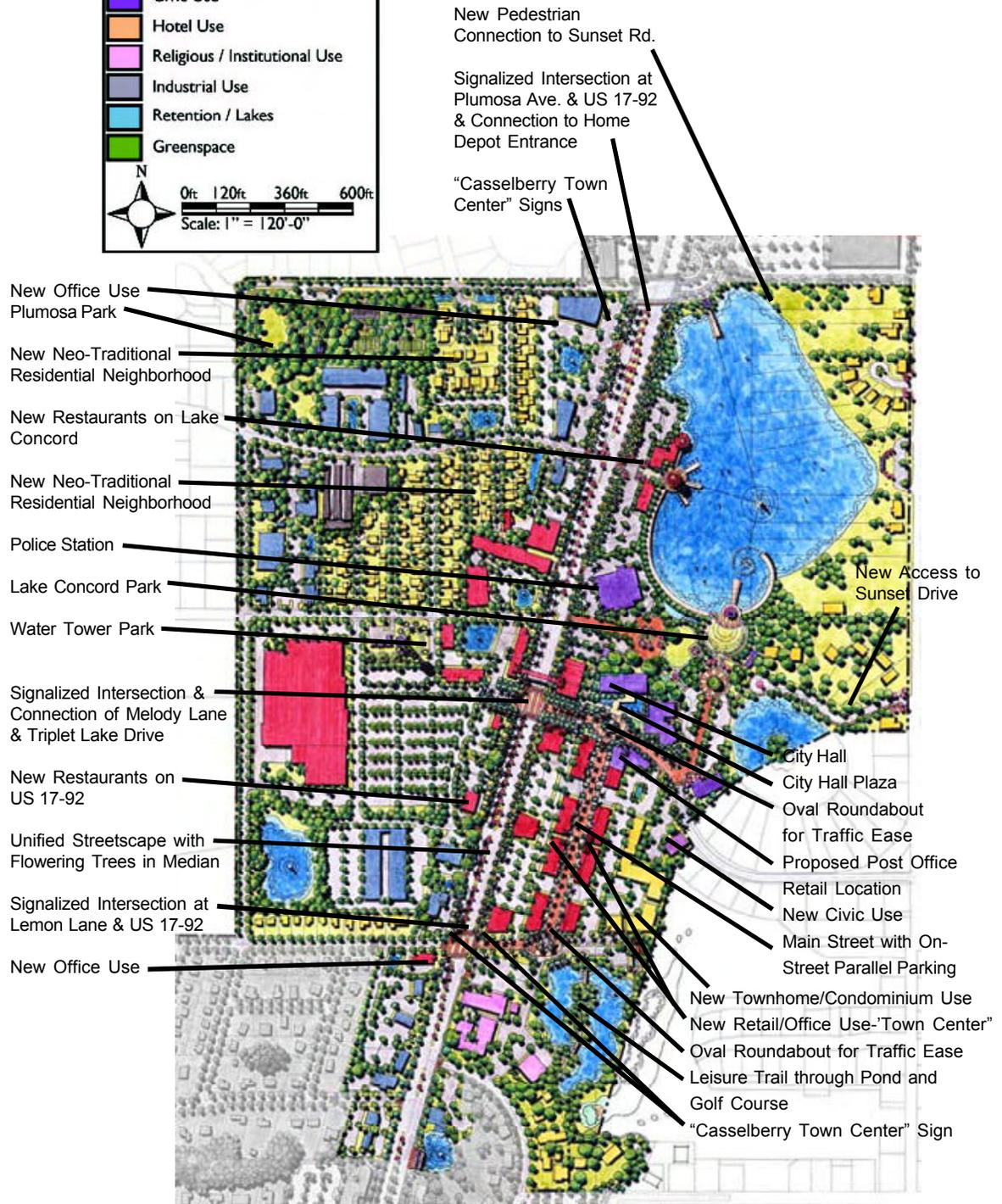


Fig. 1.9 Town Center

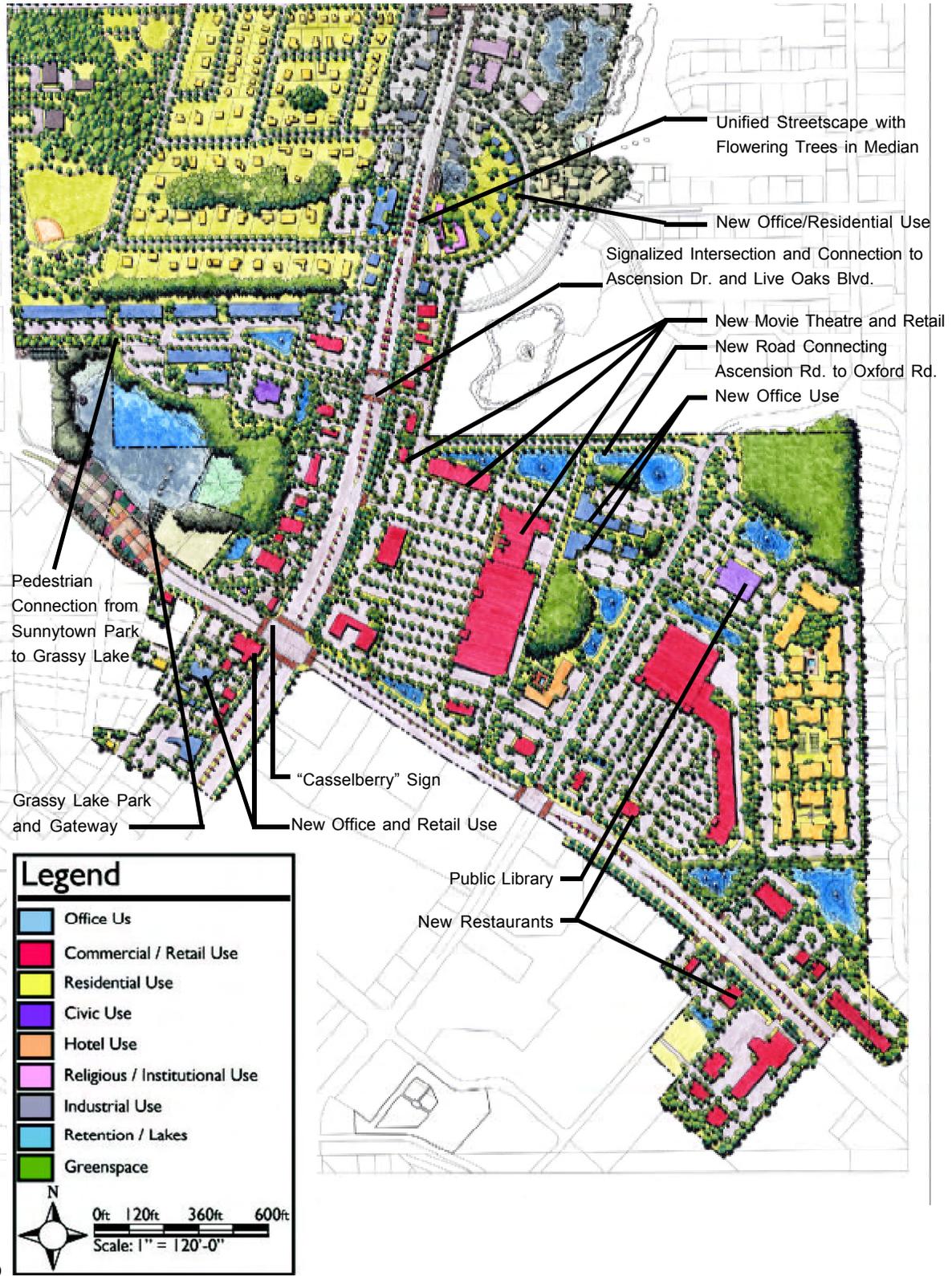


Fig. 1.10 South CRD