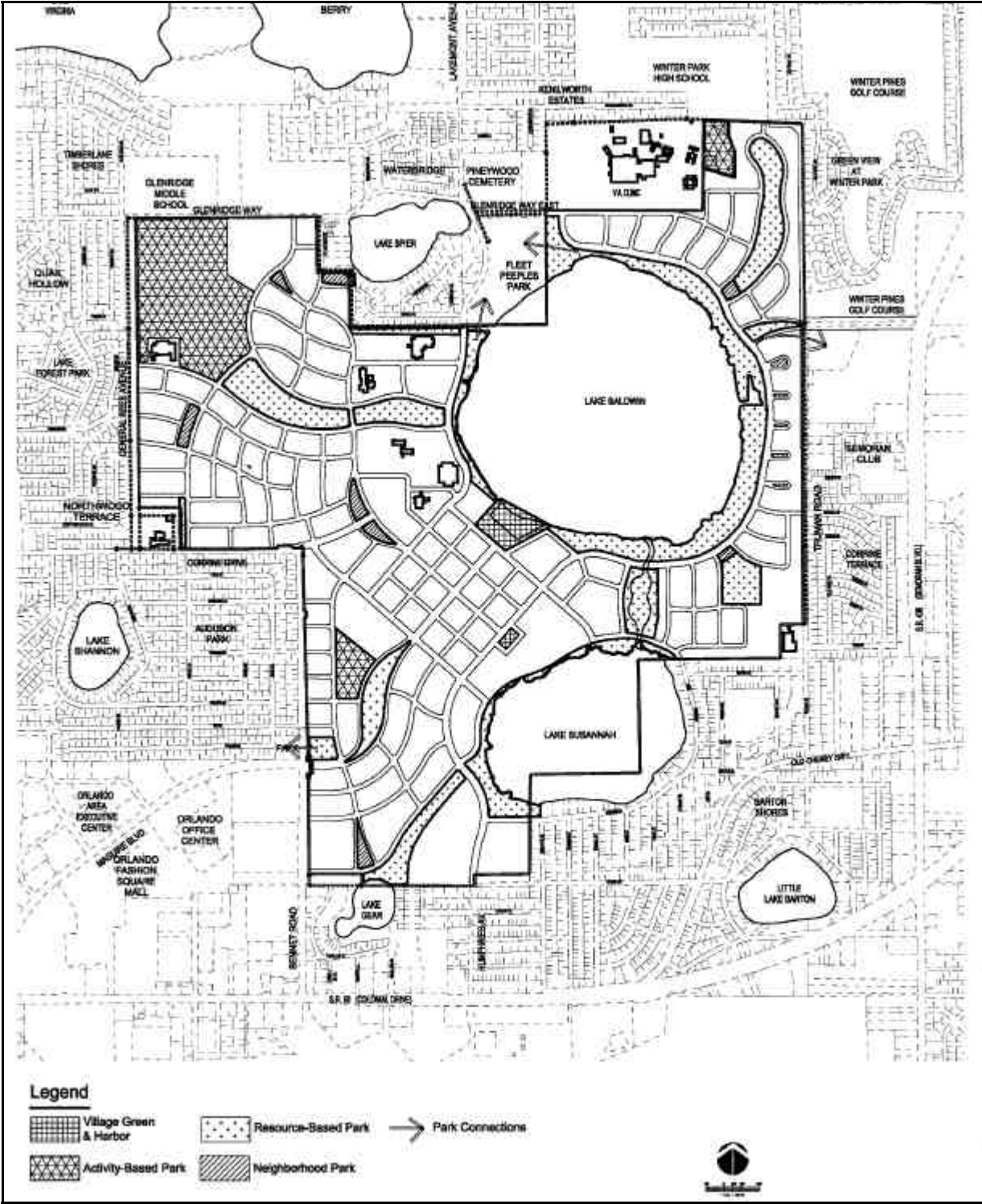

ENVIRONMENTAL / OPEN SPACE

INTRODUCTION
OPEN SPACE RESPONSIBILITIES
COMPREHENSIVE PARKS & RECREATION MASTER PLAN
WATERFRONT PARK
RESOURCED-BASED AND NEIGHBORHOOD PARKS
ACTIVITY-BASED PARKS
LANDSCAPING & VEGETATION PROTECTION
PROTECTING TREES & NATIVE PLANT COMMUNITIES
IMPROVING ENVIRONMENTAL QUALITY
PROMOTING WATER CONSERVATION
PROVIDING A HAVEN FOR WILDLIFE
PROTECTING ENDANGERED SPECIES
BUFFERS AND VISUAL SCREENING
NATIVE LANDSCAPE
LAKE CONNECTION



Great Park System

ENVIRONMENTAL / OPEN SPACE

4.0 Introduction

The Great Park System comprised of all parks, recreation areas, plazas, wildlife corridors, and other public and private landscaped open spaces shall be located as shown on the Environmental/Open Space Framework plan, and developed in accordance with the Master Landscape Plan to be submitted with the preliminary plat for the first neighborhood. While specific existing open spaces will remain, other open spaces shall be flexible in their location provided that they meet the guidelines herein specified.

Approximately 200 acres shall be dedicated to common open space uses. All parks, recreational areas, plazas, and other landscape areas shall be designated as open space and shall be restricted from future development. Open spaces shall be used for social, recreational, stormwater management, and/or natural environmental preservation purposes. The open spaces will be developed according to crime prevention through environmental design (CPTED) principles so as to provide a safe, secure environment within the community.

The uses allowed within the parks must be appropriate to the character of the open space, including its topography, size, and vegetation; as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.

An ecosystem approach to landscape design will guide the landscaping of all public open space on site. To create the Great Park System and its connections to the lakes within the site, existing ecosystems will be restored. The vegetative communities to be restored include flatwoods,

sand hill, sand pine scrub, and wetlands. Most of the existing lake edge natural wetland vegetation will be enhanced and protected to properly maintain the natural ecosystem. The recommended wetland vegetation will be used along channeled waterways to provide wildlife corridors throughout the site and filter stormwater discharge.

The wetland vegetation provides a wide variety of wildlife habitats for amphibians, reptiles, birds, and mammals. These natural corridor connections will help the wildlife to extend their range of movement to meet their daily or seasonal needs.

The wetland vegetation will act as landscape filtration to reduce oil, grease and sediment loads, which in turn, enhances the water quality of the lakes. The plantings along swales and pretreatment ponds will assist in this filtration process. A distribution system that assures sheet flow of stormwater through the wetland must be designed to avoid channeled flow and to assure maximum contact of the stormwater with the wetland vegetation, sediment, and microorganisms. The planning and development of the Great Park System will be closely coordinated with the preparation and implementation of the Stormwater Master Plan to ensure the functioning of this wetland system.

ENVIRONMENTAL / OPEN SPACE

4.1 Open Space Responsibilities

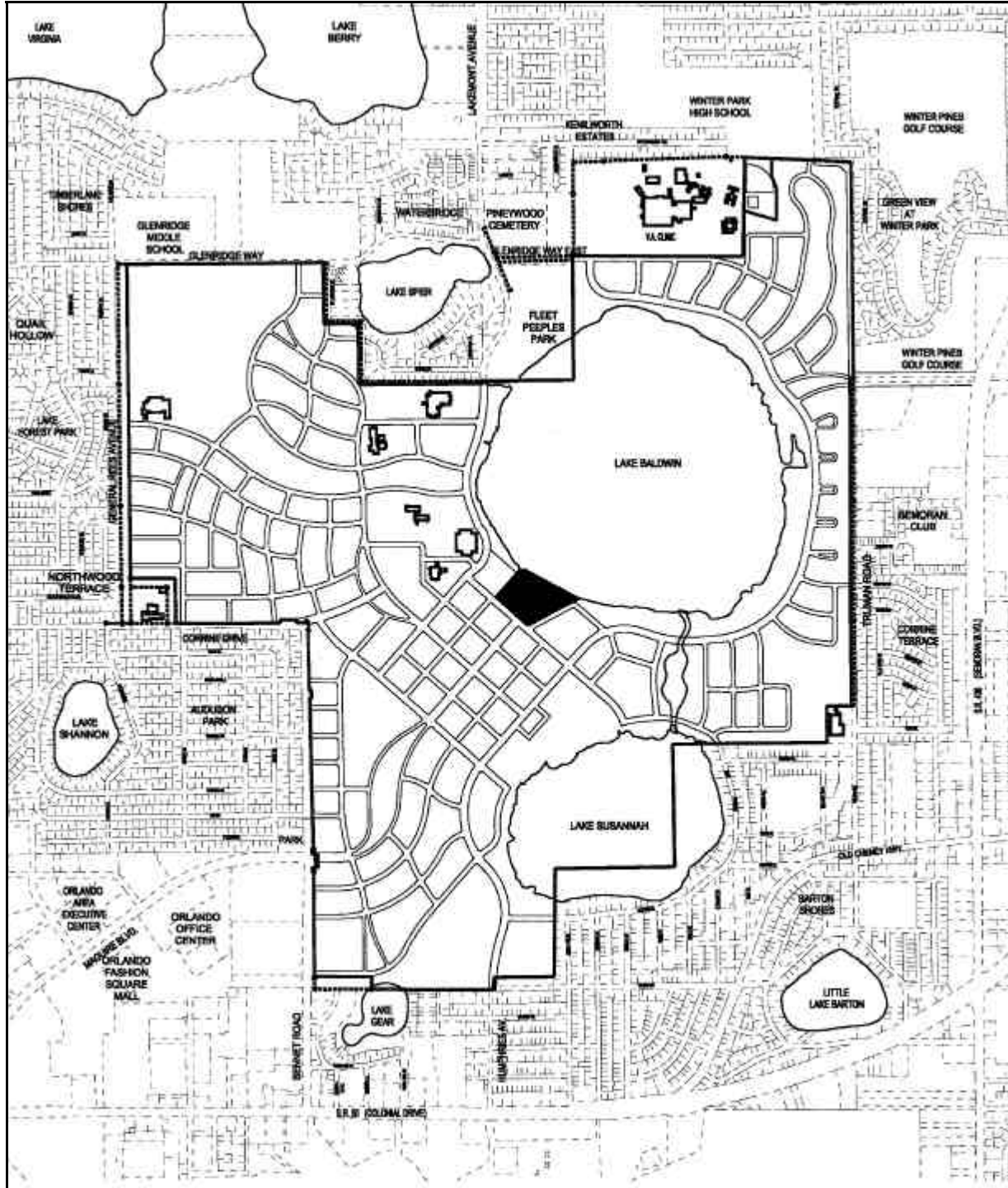
All parks will be dedicated to the City except the Neighborhood Parks which will either be dedicated to the City or owned by the Community Development District or a homeowners' association, at the developer's option. Park improvements and amenities in the Neighborhood Parks will be constructed and maintained by the Community Development District or homeowners' association. The developer has the responsibility to construct and maintain certain City parks as set forth in the Contract for Sale and Purchase of Real Estate and Developer's Agreement between the City and the developer, which obligations may be assumed by the Community Development District or homeowners' association. The city will construct and maintain all other parks and park improvements and amenities. The City Parks are separated into three types: (i) resource-based parks, (ii) activity based parks, and (iii) the Village Green and Harbor.

4.2 Comprehensive Parks & Recreation Master Plan for the Great Park System

A comprehensive parks master plan will further refine the parks and recreation development program, address the operation and management of the site's park facilities (including those to be deeded to the City of Orlando), present design guidelines, estimate renovation and development costs, and propose phasing consistent with the overall master plan.

The City of Orlando has issued a Request for Proposals for the development of the park master plan. The City of Orlando will direct development of this master plan in accordance with established city policy and this planned development. The consultant selected by the City will coordinate with the developer regarding master planning activities.

Once constructed, the Great Park System will become one component of a regional park system. Therefore the master plan will be prepared using a multi-jurisdictional approach. The City of Orlando desires representatives from the City of Winter Park and Orange County as well as the Orange County School Board to participate in the development of the parks and recreation master plan. Furthermore, citizen involvement will also be a major component in the development of the parks and recreation master plan. The City of Orlando will be the reviewing agency.



Village Green and Harbor

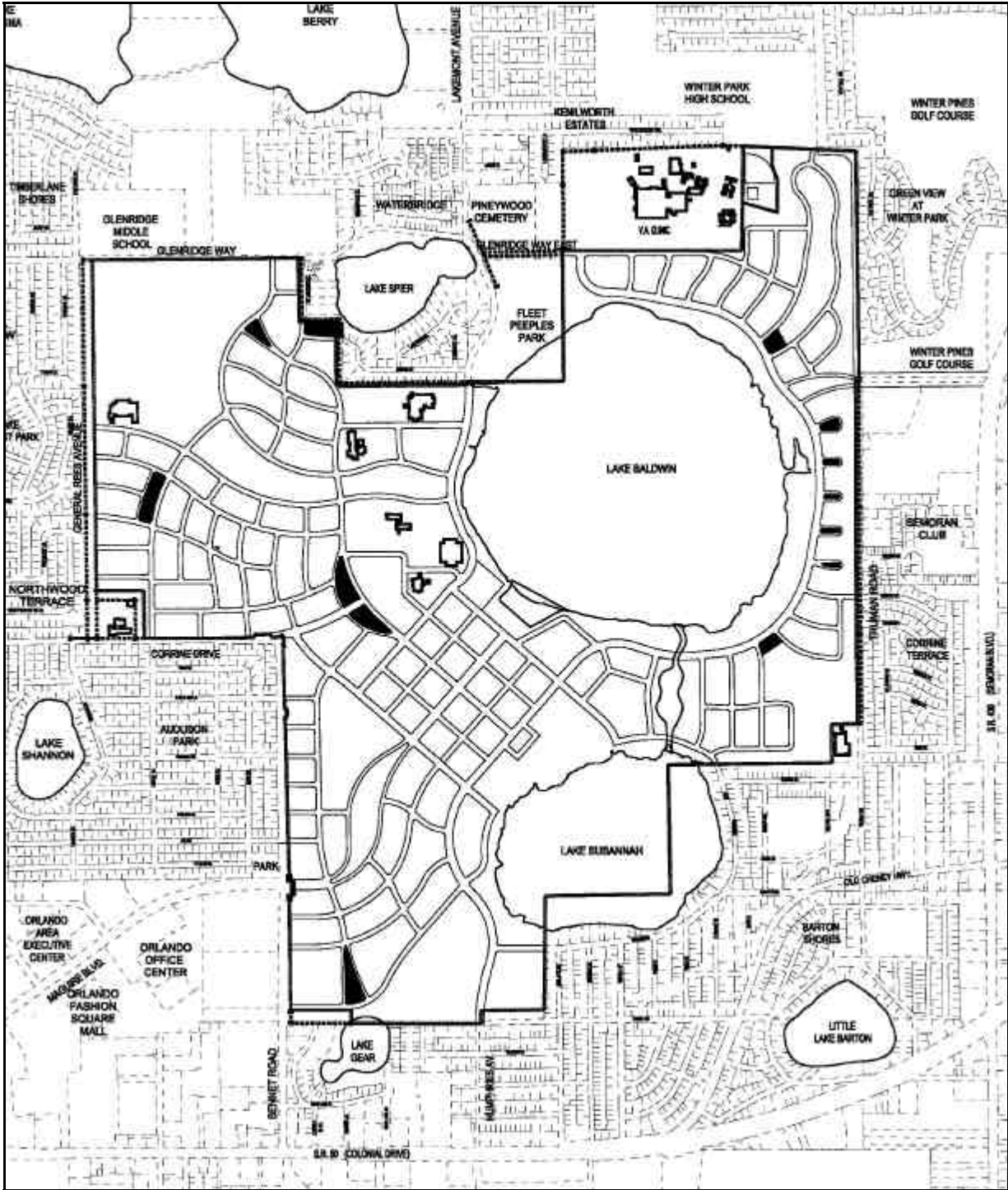
ENVIRONMENTAL / OPEN SPACE

4.3 Village Green and Harbor

The Village Center Harbor and Village Green will have a size, shape, and design to provide adequate space for outdoor concerts, exhibits, festivals and other community gatherings. The minimum recommended size for the Village Green is 200' x 400'. The character of the Village Green is proposed as a large shaded lawn area to accommodate community gatherings, festivals and special events.

The harbor will be developed with a soft, landscaped bank condition and boardwalk at the water's edge. The lake edges around the remainder of Lakes Baldwin and Susannah will be soft and informally landscaped. Minimal hard or paved surfaces will be provided. These may include pedestrian and bicycle paths, boardwalks, and piers.

Boating use will be limited and subject to applicable governmental approval. Boat ramps will not be permitted at the Village Center Harbor, and no public boat ramps will be permitted on Lake Susannah. Boat access to Lake Baldwin will continue to be provided by the existing boat ramp at Fleet People's Park. A limited number of boat docks will be allowed in the Village Center Harbor.



Neighborhood Parks

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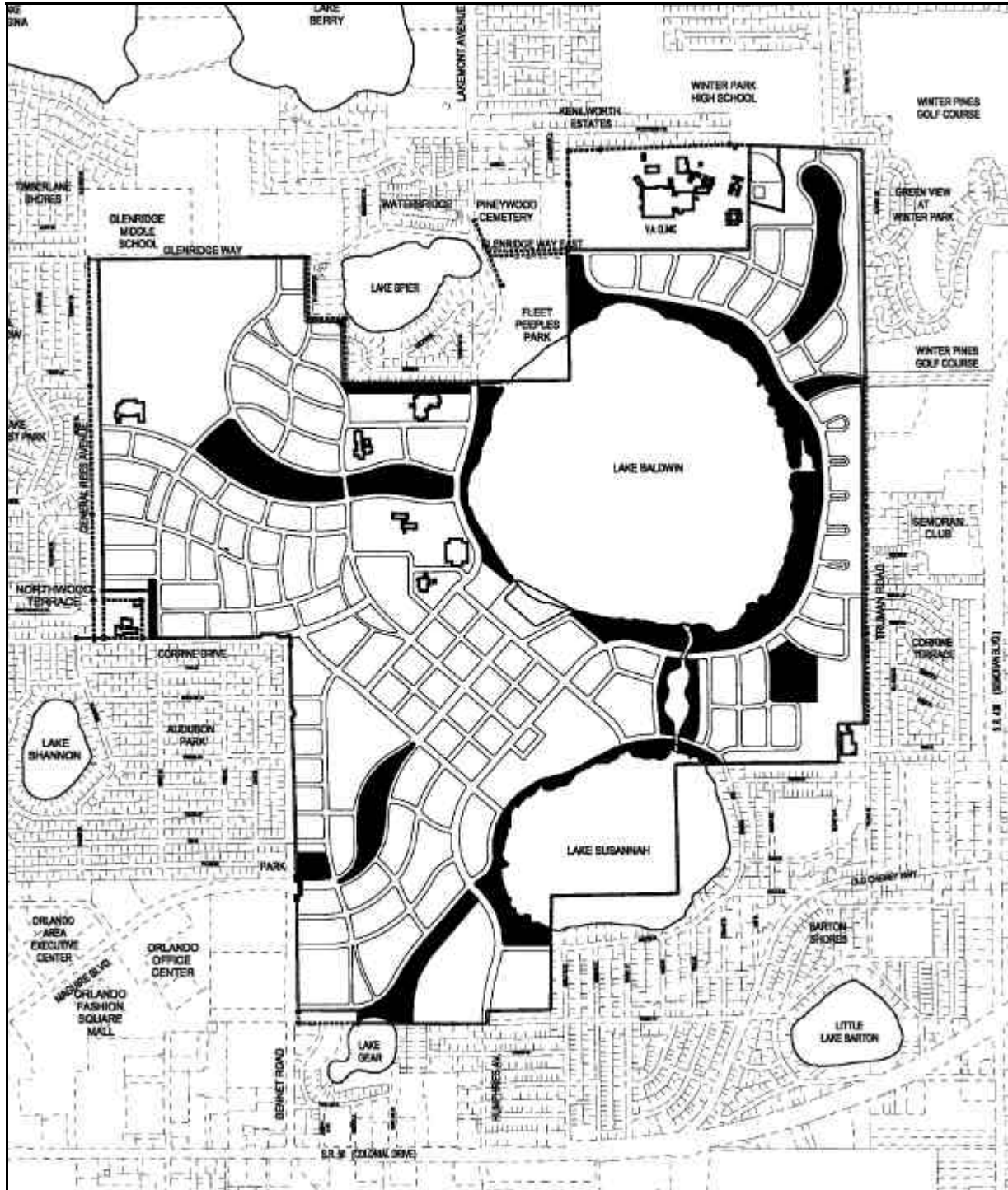
4.4 Neighborhood Parks

The neighborhoods will include small, passive neighborhood parks that provide each residential area with a unique identity. Each neighborhood park will generally contain a minimum area of 1 acre. It is intended that no residential unit be more than a 5-minute walk from a neighborhood park.

Neighborhood parks will be designed as gathering places for residents, both day and evening. These will include places for strolling, sitting, and informal recreation such as block parties, picnics and holiday events.

The neighborhood parks are intended for passive recreational uses. However, during the parks master planning process, the City may find that some of these parks are well suited to activity-based uses. These parks may include formal/informal gardens, children's play areas, walkways, fountains, park benches, and pedestrian-scale lighting. Activity-based facilities such as basketball, tennis, and volleyball courts may also be permitted in the neighborhood parks. Any such activity-based recreation facilities are to be provided by the City at the City's expense.

The neighborhood park located along Bennett Road will connect with an existing City park located adjacent to the site. This park will be the City's responsibility.



Resource-Based Parks

ENVIRONMENTAL / OPEN SPACE

4.5 Resource-Based Parks

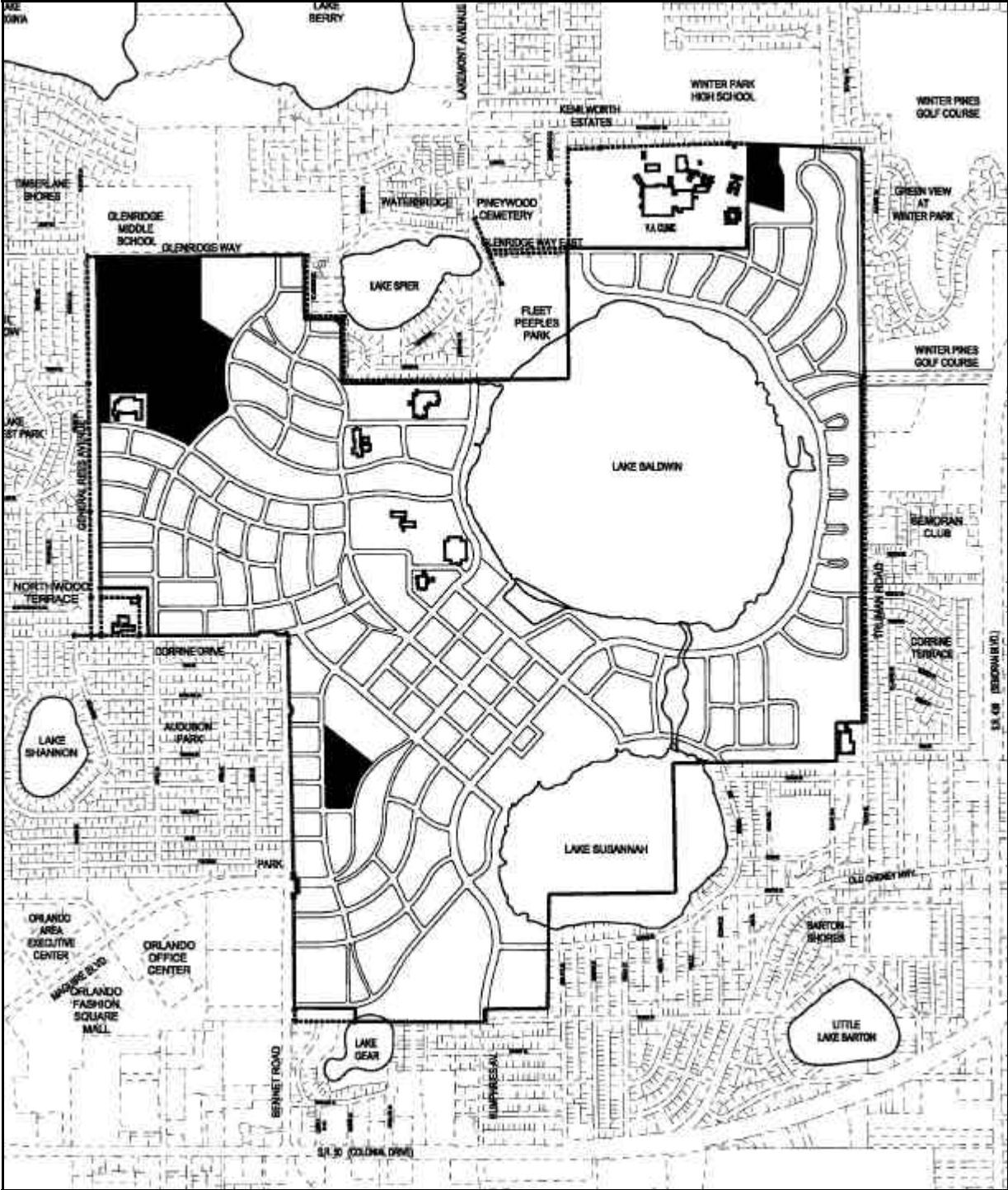
Enhancing the natural ecological system and developing linkages to these habitats (i.e., wetlands) will provide an opportunity to create passive recreational facilities in the urban park. Through enhanced public access and interpretive signage, these natural habitat areas will be better preserved.

The following activities will assist in the development of the resource-based parks:

- Protection of open space from incompatible land use
- Assessment of endangered and threatened flora and fauna
- Maintenance of the most vulnerable ecological communities
- Enhancement of public access through pedestrian ways, bicycle paths and waterways. The facilities should be barrier-free for handicapped and elderly accessibility.
- Educational opportunities through interpretive signage
- Sound management of future development that protects natural resources

These activities will assist in the education of the public regarding the wetland ecosystem to ensure the protection of natural open spaces for future generations.

Some examples in Orlando include Greenwood Urban Wetland Park and Dickson Azalea Park, which are publicly accessible with a pedestrian path system that connects to the wetland vegetation.



Activity-Based Parks

ENVIRONMENTAL / OPEN SPACE

4.6 Activity-Based Parks

Active recreational areas will include facilities, such as ball fields, playgrounds, apparatus areas or playgrounds, and will be evaluated by analyzing their relationship with the availability to the population.

The primary recreational activities are located within the sports park at the northwest portion of the site as well as the elementary school in the center of the site. More active recreational uses, such as ball fields, soccer fields, and football fields will be integrated into multi-purpose fields. These facilities will include landscape features and link to smaller neighborhood parks.

An example of well-integrated sports facilities in Orlando is Delaney Park. The park is comprised of multipurpose recreational facilities such as a playground, tennis and basketball courts and a ball field.

These activity-based parks will be developed and maintained by the City of Orlando.

ENVIRONMENTAL / OPEN SPACE

4.7 Landscaping & Vegetation Protection

The objectives of the landscaping and vegetation protection activities associated with the N.T.C. Redevelopment are outlined as:

- protection of the general welfare of Orlando citizens and visitors by protecting trees and native plant communities;
- promotion of water conservation;
- improvement of environmental quality;
- provision of a haven for wildlife;
- assistance in the protection of endangered and threatened plant and animal species;
- enhancement of the appearance of Orlando, “the City Beautiful”; and
- increased land values.

These objectives will guide the development of landscape and vegetation protection standards for public and private open space. The City’s landscape code will be the basis of the site specific landscape standards. Review of landscape standards and plans established during the planning and development process will be undertaken in accordance with the provisions of the Regulatory Procedures of this Planned Development.

These objectives are intended to provide an urban environment in harmony with the surrounding natural context. The Great Park System as well as streetscapes and private properties will be developed according to project specific standards based on these objectives. The project standards encourage the seamless integration of Orlando’s natural and urban landscapes, thereby enhancing Orlando’s image as the City Beautiful.

A Master Landscape Plan will be prepared to ensure that wetlands, uplands and transition areas are applied to these landscape segments and are integrated throughout the site. The goals of the landscape plan are to:

- provide for richly diverse ecosystems based on the original natural patterns of water, soils, plants, and animals on and surrounding the site,
- provide overall shade coverage of the site to produce a pleasant microclimate and to reduce air pollution,
- conserve the use and retention of water on the site through application of Xeriscape principles and the efficient use of water on site, and
- coordinate the landscape design of the site with the surrounding environment.

The Master Landscape Plan will be submitted to the City for review prior to the completion of the platting of the first Neighborhood. Until such time that the Master Landscape Plan is approved, chapter 60 of the City of Orlando’s Land Development Code shall apply. Upon approval, The N.T.C. Redevelopment will be exempt from the City of Orlando’s Land Development Codes, Landscaping and Vegetation Protection, Sections 60.200 through 60.266.

4.8 Protecting Trees & Native Plant Communities

At first glance the Orlando N.T.C. property appears to be entirely developed. The only natural systems easily identifiable by the casual observer are the site’s profuse

ENVIRONMENTAL / OPEN SPACE

lakes. However the site continues to exhibit areas of lush greenery despite development and long-term use of the site by the federal government. The master plan builds upon these surviving natural systems and plant communities.

This principle of protecting trees and native plant communities will be continued throughout the process of developing the site through the following activities:

- Landscape Assessment

Existing vegetative cover will be assessed as to its health, value, and impact to the proposed land development plan. The assessment will be made based on how these characteristics pertain to enhancing community appearance, assisting in the natural control of solar and radiant heat, promoting soil conservation, and reducing flooding, air pollution, and noise. Particular attention will be given to specimen or historic trees as determined by their size, age, historic association, species or other unique characteristics. Based on the inventory of the existing landscape assessment, a plan will be developed to address strategies for utilizing existing plant material. This information will be incorporated into the Master Landscape Plan.

- Vegetative Preservation

The Master Landscape Plan will identify potential tree and vegetative communities to be preserved and/or relocated. More specifically, the plan will outline strategies for the preservation, conservation, protection, relocation, and enhancement or demolition of existing plant material. Three general categories graphically illustrate riparian systems containing material that may be environmentally jurisdictional, primary terrestrial

material, and other incidental vegetative material that appears sporadically across the site.

- Tree Protection

Based on the preliminary landscape, a detailed inventory of landscape material will identify by location, type, size, character, health, and status (i.e., preserved in place, relocated to holding area, relocated to a specific location or removed). This status information will be reflected in the Master Landscape Plan. Requirements for a holding area and/or nursery and relocation procedures and guidelines will be established.

The preservation of trees greater than 4 inches in diameter will be a priority in the development of the Master Landscape Plan. This plan shall identify those trees which interfere with infrastructure development, lotting and/or are not desirable due to species and/or condition.

4.9 Improving Environmental Quality

Because the site has been largely developed, preservation of existing plant material alone cannot create the rich natural landscape proposed in the master plan. Therefore existing vegetation will be enhanced. The strategies used to enhance the landscape will be consistent with efforts to improve environmental quality on site. Proposed strategies are outlined below.

- Vegetation Enhancement

Given the element of time and phasing of the land development plan, various strategies will be investigated to reinforce the purpose of the landscape and vegetation code. Such activities may include but shall

ENVIRONMENTAL / OPEN SPACE

not be limited to removal of exotic or invasive plant material species, salvage of specific icon trees and value engineering of existing and proposed plant material. Value engineering may result in the sale of existing plant material stock, the establishment of an on-site nursery, the contract growing of specific plant material, the requisition and purchase of new material stock, or the recycling of demolished plant material in the form of mulch.

- **Wetland Enhancement**

Significant attention will be paid to the preservation and restoration of wetland systems. Strategies to enhance existing wetlands may include removal of exotic or invasive plant material species, preservation of unique plant material, augmentation of aquatic vegetation according to the recommended plant palette or the re-establishment of connections between wetland areas.

4.10 Promoting Water Conservation

Several wetland areas exist on site. The Great Park provides an opportunity to attempt to reestablish a system from these individual wetland communities. The plan to develop the park and tie into the regional system of parks promotes improved environmental quality, which in turn promotes improved water quality and conservation. Specific strategies for promoting water conservation include the following.

- **Vegetative Preservation and Enhancement**

The conceptual plant palette encourages the use of plant species native to the Central Florida region. These

species are adapted to the regional climate and seasonal precipitation rates. Any existing trees relocated on site will be relocated only to those areas that provide suitable growing conditions for that species. Additionally any new plant material installed on site will be placed in suitable areas according to those attributes outlined in the conceptual plant palette. The application of Xeriscape principles and other conservation techniques will be established in the landscape and vegetation protection standards as a means of promoting water conservation.

A vegetative plan will be established to identify where preserved and enhanced vegetative communities will be. The plan will be created in accordance with the ecosystem approach to landscape design adopted for this site. This practice of respecting the growth requirements of plant species ensures the growth of healthy vegetative communities requiring minimal water resources other than those provided through natural cycles.

- **Stormwater Assessment**

An assessment of on site stormwater systems will be completed in order to determine whether the reconnection of wetland systems on site is feasible. These systems promote not only water quality but water conservation. The waters filtrated through wetland vegetation are an important component in the maintenance of the natural ecosystem. The stormwater master plan will investigate the impacts of reconnection to the functioning of existing wetland communities. The Master Landscape Plan will be developed in close coordination with the Stormwater Master Plan to

ENVIRONMENTAL / OPEN SPACE

restore natural systems to the greatest extent feasible.

4.11 Providing a Haven for Wildlife

Wetland vegetation provides habitat for a variety of wildlife. This wildlife is equally important to the health and survival of the habitat as the habitat is to the wildlife. The master development plan proposes that efforts be made to preserve and encourage the presence of wildlife in natural areas on site.

• Maintenance and Enhancement of Wildlife Habitats

A professional biologist will assess wildlife and subsequently develop a plan for coordinating these and other activities to provide a haven for urban wildlife. Strategies include limiting human intrusion into natural areas, providing regional connections among natural areas and enhancing wildlife habitats on site as well as the preservation of natural systems described in this element. Special consideration will be given to threatened and endangered animal species.

4.12 Protecting Endangered & Threatened Plant & Animal Species and Habitats

Threatened and endangered plant and animal species are rich resources. Their continued existence is important to the health of the natural systems of the region. A key component in the protection of these species is the protection of their habitats as our communities develop. The master plan takes into account the importance of these habitats to all wildlife. Strategies for protecting these species and their habitats are listed below.

• Assessment of Species and Habitats

A biological assessment of plant and animal species as well as potential habitats existing on site will be performed by a professional biologist. The plan will identify both plant and animal species found on site according to type, population and designation building on Lotspeich Associates' preliminary assessment. Additionally the assessment will identify any existing habitats that could support threatened or endangered species. These habitats will be assessed according to the location of, the extent of, the condition of, the rarity of and the type of wildlife supported by this habitat.

• Protection of Species Habitats

Based on the results of the biological assessment, a plan for the protection of any threatened or endangered plant or animal species will be put into effect. The plan will be developed according to the requirements of federal and state law. The same consideration will be given to the preservation of each of the identified significant habitats in the development of this protection plan.

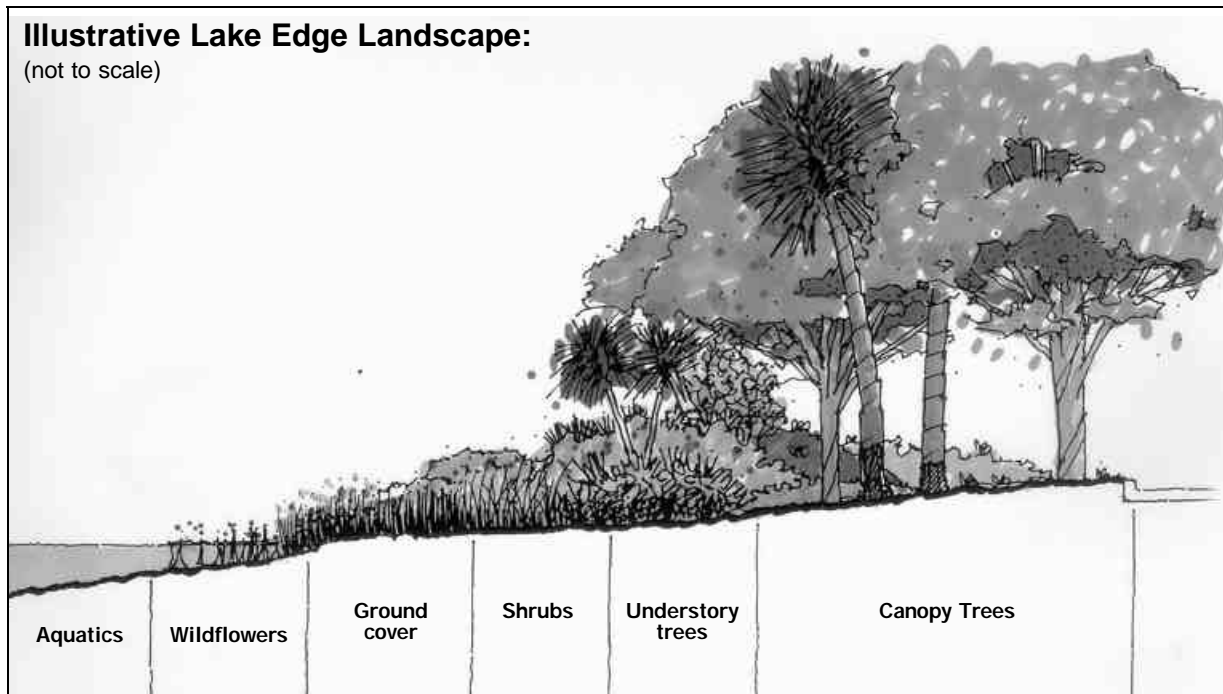
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4.13 Buffers and Visual Screening

Landscaping will be used on site for both aesthetic and functional purposes that benefit both the site and adjacent land uses. Buffers and screening may include trees, shrubs or hedges, grass or other living ground cover, berms, walls or fencing. The purposes for buffers and screens are multiple. They will serve as buffers between varying land uses on and off site (i.e., where commercial, industrial and residential communities meet). They facilitate transitions from one neighborhood to another while enhancing both. They limit the visual and physical intrusions that may be perceived by persons residing in neighborhoods adjacent to the site.

Any techniques used will be developed such that they enhance the view on and off site. The landscape and vegetation protection standards developed for the site will include standards for land clearing, on site buffers, and buffers between the site and adjacent neighborhoods. Buffers and visual screening will appear on the Master Landscape Plan and will complement the Parks Master Plan.

ENVIRONMENTAL / OPEN SPACE



4.14 Native Landscape

An ecosystem approach to landscape design will guide the landscaping of both public and private sites. All wetland and lake edge designs will be coordinated with the Stormwater, and Streets and Drainage Bureaus. The landscape strategy for the Great Park System, streetscapes, and public property will incorporate a plant palette native to central Florida. These will include:

1. Mixed-wetland forests
2. Freshwater marshes
3. Pine flatwoods

4. Uplands with native canopy trees

5. Sandhill

6. Sandpine Scrub

These ecosystems were identified by Lotspeich Associates in the Ecological Constraints and Opportunities Report.

Refer to the conceptual plant palette for a preliminary listing of suggested species (Appendix G).

ENVIRONMENTAL / OPEN SPACE

4.15 Lake Connection

Surface water and vegetated littoral connection to lakes will extend well past the bridge to prevent animals from being diverted into neighborhoods.

Bridge with sufficient span to allow wildlife to pass beneath within the vegetated littoral edge.

Limit pedestrian paths in most wetland areas.

Islands recommended for aquatic animals and wildlife habitat areas.

Open water - varied depths provide the greatest number of possible habitat niches for wildlife.

Boardwalks near wetland zones will minimize human impact to these areas benefiting wildlife.

