

Transportation

- All access points for all vehicular traffic, to include construction, personal occupancy vehicles and buses, shall be located on Bancroft Blvd. An emergency access (only) road may be located from Ortega or Paddock.
- Drive aisles shall contain sufficient vehicle stacking capacity within the site for the PM peak hour number of personal occupancy vehicles and buses per the OCPS 2009 traffic impact analysis.
- Dual left turn lanes shall be installed at the exit from Maxim Parkway onto SR520.
- Limit school bus maximum idling time to 5 minutes in support of the Environmental Protection Agency National Clean Diesel Campaign and “Clean School Bus” initiative.
- Develop a non-idling educational program for families to help reduce idling of personal occupancy vehicles.
- There shall be no temporary or permanent on-site bus or vehicle storage.
- A bikeway/pedestrian plan for student access within the 2 mile walk shed shall be completed pursuant to OC School Siting Ordinance Section 38-1757(b)(1)(c). The plan shall include a cost estimate for all infrastructure components (e.g. continuous sidewalks, traffic signals, crossing treatments, signs/pavement markings, crossing guards, law enforcement, roadway reconstruction, stormwater, etc.) and a proposed construction schedule for all improvements identified.
- The use of any traffic control devices installed on Bancroft Blvd to support the needs of the school shall be limited to school hours and otherwise disabled.
- The Wedgefield area road system shall be repaired after the school construction is completed. This may be required prior to school opening as to accommodate any affected school crossings and/or traffic signals.

Site development

- Perimeter setback shall be as follows:
 - o Minimum 200’ building setback from contiguous residentially zoned and/or developed parcels (*this does not include the entrance road from Bancroft Blvd as such improvements are permitted in setbacks*).
 - o Minimum 200’ building setback from roadways.
- Perimeter setback dedicated as conservation easements in perpetuity or to remain A-2 zoned.

- School Building and facilities shall be placed on no more than 25 acres, on the western property edge.
- Remaining acreage dedicated as conservation easements in perpetuity or to remain A-2 zoned.
- Landscape buffer within 200' setback, contiguous to residentially zoned parcels, shall be a minimum of fifty (50) feet in width and utilize existing vegetation to provide native habitat for existing fauna species. The buffer shall be augmented with native flora as necessary to achieve seventy (70) percent opacity and attain full height and opacity within three (3) years. The buffer shall have at least one (1) shade tree every forty (40) linear feet of common lot line or fraction thereof.
- A six (6) foot maintenance-free masonry wall shall be constructed interior to the landscape buffer on the western property boundary and on the eastern property boundary where adjacent to existing residentially zoned parcels. *(Again not along the entrance road).*
- Landscape buffer where adjacent to vehicular staging and parking areas shall include a landscape strip to be completely opaque from the ground to a height of at least three (3) feet and shall be a minimum of seven (7) feet in width. The buffer may utilize a berm, ground cover, hedge and/or existing vegetation, or any combination thereof, which maintains the minimum requirements. Plantings species shall be capable of growing to a height of at least three (3) feet within eighteen (18) months. The buffer shall have at least one (1) canopy tree every forty (40) linear feet or fraction thereof.
- All landscaping shall include underground irrigation system.
- Fencing as required for security measures shall be limited to the building envelope (e.g. Lawton Chiles Middle School) and shall complement the architectural design of the building.
- Fencing provided beyond the immediate building envelope shall have a rural character (e.g. split rail, post and board, wrought iron) with a maximum height of four (4) feet and allow for the free movement of wildlife.
- A six (6) foot high maintenance-free masonry wall with landscape buffer shall be around any utility facilities ("Utility Court"). Any equipment which cannot be located underground shall be adequately screened from view from any street or abutting property. The landscape buffer shall be a minimum of four (4) feet in height and fifty (50) percent opacity at planting and be capable of attaining a height of six (6) feet and seventy-five (75) percent opaqueness within eighteen (18) months.

- Dark sky exterior lighting fixtures shall be used. Lighting devices for the illumination of the ground, driveways, walkways, signs, parking areas and building exteriors, shall be installed and maintained in such a manner as to confine direct rays to the premises and prevent direct rays and glare onto adjacent properties or rights-of-way. Exterior lighting shall be limited to the minimum necessary security lighting between the hours of one hour after sunset until one hour before sunrise.
- There shall not be any external amplified or public address systems either permanent or portable for voice, bells, whistles or other noise making purposes except as necessary for emergency management.
- There shall not be any portable, temporary or relocatable building facilities on site. The use or storage of portable, temporary or relocatable building facilities is prohibited per the *Wedgefield Amended and Restated Declaration of Restrictive Covenants for Cape Orlando Estates (Wedgefield) Recorded December 31, 2002*. There is no Florida statutory requirement that land be set aside on school sites for portable/relocatable buildings.
- Building architecture shall be consistent with the rural residential context of the neighborhood (e.g. see Fire Station 86 or Windermere Preparatory School) including pitched roof and façade consistent with residential development. The final architectural design of all structures including buildings, walls, fences, and utility structures shall be subject to approval by the Wedgefield Home Owners Association Architectural Control Committee per the *Wedgefield Amended and Restated Declaration of Restrictive Covenants for Cape Orlando Estates (Wedgefield) Recorded December 31, 2002 Article III*.
- Maximum FAR shall be 0.10.

Utilities

- All service lines for electrical, gas, telephone and cable shall be installed and buried underground.
- Solid waste refuse facilities shall be screened on three (3) sides with a six (6) foot high maintenance-free masonry wall with landscape buffer. The landscape buffer shall be a minimum of four (4) feet in height and fifty (50) percent opacity at planting and be capable of attaining a height of six (6) feet and seventy-five (75) percent opaqueness within eighteen (18) months. Refuse collection shall be limited to between the hours of 7:00am and 7:00pm.
- OCPS shall assume all responsibility for the provision of potable water and sanitary sewer to the facility, in perpetuity. Should at any time the private service contractor of said services be incapable or unwilling to provide an

acceptable level of service to the school site, as well as the existing neighborhood clients, it will be the responsibility of OCPS to maintain and/or upgrade the facilities to meet service demands for all users at a safe and acceptable level.

- Any engineered onsite stormwater retention facilities shall be designed with minimum bank slopes so as to eliminate the need for perimeter fencing and shall be sufficiently landscaped with native flora to create a natural setting and habitat for wildlife.
- The on-site 250,000-gallon water tank shall be removed and relocated to the Pluris Wedgefield, Inc. site in the City section of Wedgefield. This is Option 1 from the *Water and Sewer Service Analysis for The Proposed Wedgefield K-8 School* dated March 28, 2014 by cph.

Miscellaneous

- OCPS is aware that the proposed school is located in a rural subdivision where residents participate in rural and agricultural related activities such as farming, animal husbandry, stabling of livestock and the legal discharge of firearms on private property. The operation of the school shall not impede resident's enjoyment of their rural lifestyle.
- No activities after 6 PM, including no outdoor after school activities.
- School will be used solely for educational functions. There shall be no use of the school as a community meeting place nor any rental or shared use of the facilities to any other entity, such as the YMCA.
- Maximum students: 800.