

Design Review / Architectural Standards

The Planning & Development Services Department (the “Department”) is currently developing a Village-wide design review program, with a focus on development within designated commercial, non-residential and mixed use areas.

For more information or to provide feedback, please contact the staff contacts listed below.

Background

The Village Council, at its regular meeting on [September 25, 2008](#), directed the Department to prepare a report on design review and architectural standards. At the regular Village Council meeting on December 18, 2008, the Department presented its initial report listed below.

Project Overview

The project’s objective is to develop a design review program and a set of minimum architectural standards and guidelines, as well as a design review process, implementation strategies and administrative requirements for its integration into the Village’s development review process.

The guiding principles for this project are to develop design review procedures that:

- Mitigate the visual impacts of new development and major redevelopment
- Enhance the built environment and reinforce existing community character
- Are fair and equitable while maintaining consistency with the goals, objectives and policies of the Comprehensive Plan
- Work within the existing framework of the Village’s Land Development Regulations (“LDRs”)
- Are administratively practical
- Are user-friendly, understandable and predictable
- Are flexible and promote creativity

What is Design Review?

Design review is a strategy for managing the details of new development in an efficient and timely manner. The focus is on the appearance of new construction and site planning details, as well as traditional zoning concerns, such as landscaping, parking, traffic, signage, and lighting. Design review nurtures community character by holding developers to approved urban design and architectural principles. Design review processes should not employ strict, narrowly focused controls. Rather, they should provide a framework that helps guarantee fairness and consistency in the approval of new development.

Ideally, design review encourages development that enhances community character and ensures new development will be compatible with the existing neighborhood.

Community Outreach

The Department will present its recommendations to the Islamorada Chamber of Commerce on Wednesday, January 28, 2009 and at a Village Council Workshop on Wednesday, February 11, 2009 starting at 3:00 PM at Fire Station 20, Second Floor, 81850 Overseas Hwy. The public notice for the workshops can be found [here](#).

Project Schedule

Activity	Date
Project initiation, undertake background research	October to November 2008
Draft and present initial report to Village Council	December 2008
Solicit feedback on draft recommendations	January to February 2009
Present draft recommendations at Village Council Workshop	February 11, 2009
Draft design review ordinance	March to April 2009

Where can I get Additional Information?

The background materials and documents associated with this project are outlined and provided below. Also, if you would like more information about this project or have further questions, please feel free to contact the project staff.

Staff Contacts

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Project Documents

- [Council Communication](#), 563 KB PDF, December 18, 2008
- [Presentation](#), 3.62 MB PDF, December 18, 2008
- [Revised Recommendations](#), 2.85 MB PDF, February 11, 2009
- [Public Notices](#)