
Islamorada, Village of Islands, Florida
Planning & Development Services Department
December 18, 2008
Questions:

1) How to mitigate the visual impacts of formula retail and restaurant establishments?
2) How to enhance the built environment and reinforce existing community character?
Questions:

3) How to develop fair and equitable design review standards while maintaining consistency with the goals, objectives and policies of the Comprehensive Plan?
Questions:

4) How would design review be implemented within the framework of the Village’s LDRs and Comprehensive Plan?
What is Design Review?

“Ideally, design review encourages development that enhances community character and ensures new development will be compatible with the existing neighborhood.”
Comprehensive Plan P
Policies:
• 1-1.2.1: Reinforce and Enhance the Village's Community Appearance.
• 1-1.2.2: Enhance the Appearance and Function of the U.S. 1 Corridor.
• 1-1.2.3: Enhance the Appearance and Function of the Old Road.
• 1-2.4.1: Guide the Location of Commercial Uses and Revitalize Commercial Areas.
• 1-4.7.3: Promote Energy Efficiency in Plans Through Pedestrian and Bicycle Paths.
• 5-1.12.3: Consider Scenic Views in Site Plans.

Planning & Development Services Department
December 18, 2008

Previous Plans, Studies & Reports

Islamorada, Village of Islands
Transit Feasibility Study

Islamorada, Village of Islands
Bicycle/Pedestrian Transportation Master Plan

Transportation Demand Management (TDM) Program for Islamorada

Planning & Development Services Department
December 18, 2008
Other Cities & Counties

- Monroe County, FL
- Key West, FL
- Cape Coral, FL
- Clearwater, FL
- Fort Myers Beach, FL
- Indian River County, FL
- Largo, FL
- Punta Gorda, FL
- Asheville, NC
- Hayden, ID
- Iowa City, IA
- Knightdale, NC
- Salem, OR
- Sandy, UT
- Seattle, WA
- Sioux Falls, SD
- and more…
Existing Conditions

• Nonconformities
  – Structures/Setbacks
Examples of Nonconforming Structures to Setbacks
Existing Conditions

• Nonconformities
  – Structures
  – Landscaping
Examples of Nonconforming Landscaping

No major street bufferyard

No fence buffer
Existing Conditions

• Nonconformities
  – Structures
  – Landscaping
  – Parking


Planning & Development Services Department

December 18, 2008
Examples of Nonconforming Off-Street Parking

Parking in right-of-way along US 1.
No distinct driveways.

Parking in right-of-way along Old Hwy.
Example of Nonconforming Off-Street Parking
Existing Conditions

• Nonconformities
  – Structures
  – Landscaping
  – Parking
  – Uses
Examples of Nonconforming Uses

Automobile repair and service

Billboards
How Design Review Could Work in Islamorada

- Administrative
- Site Plan Approval
- Incentive-Based
- Mixed Use FLUM
Where Design Review Would Apply
How Design Review Could Work in Islamorada

- Administrative
- Site Plan Approval
- Incentive-Based
- Mixed Use FLUM
- Pre-App Required
Minimum Standards
• No mansard roofs
Minimum Standards

• No mansard roofs
• No vinyl awnings
Minimum Standards

• No mansard roofs
• No vinyl awnings
• No internally-illuminated signs
Minimum Standards

• No mansard roofs
• No vinyl awnings
• No internally-illuminated signs
• No continuous curb cuts
Examples of Continuous Curb Cut
Minimum Standards

- No mansard roofs
- No vinyl awnings
- No internally-illuminated signs
- No continuous curb cuts
- No dumpsters, utility equipment or vending machines visible from a street
Incentives for Voluntary Compliance with Additional Standards

A. Reduced Setbacks and Major Street Bufferyards

- 20-foot-wide Class C
- 5-foot-wide Class A
Incentives for Voluntary Compliance with Additional Standards

A. Reduced Setbacks and Major Street Bufferyards

B. Floor Area Ratio (FAR) Bonuses

\[
FAR = \frac{\text{Total Floor Area}}{\text{Land Area}}
\]
Incentive-Based Design Review Criteria

**Consists of Five Elements:**

1) Overall Site Design
2) Landscaping
3) Building Orientation & Form
4) Signage
5) Public Spaces
Incentive-Based Design Review Criteria

1) Overall Site Design

Example: Locate off-street parking behind front façade lines.
Incentive-Based Design Review Criteria

1) Overall Site Design

Example: Access to off-street parking from secondary streets.
Incentive-Based Design Review Criteria

1) Overall Site Design

Example: Encourage parking behind shops, as well as shared driveways and parking

NOT ACCEPTABLE

Shops behind parking

Pedestrian-oriented shopping street

PREFERRED

Parking behind shops
Incentive-Based Design Review Criteria

1) Overall Site Design

- Encourage interconnected parking areas and discourage continuous or multiple curb cuts

Figure 1: Joint and Cross Access
Incentive-Based Design Review Criteria

1) Overall Site Design

- Encourage developers to bring buildings closer to the street through build-to lines or maximum setbacks
Incentive-Based Design Review Criteria

1) Overall Site Design

Example of effective utility screening from adjacent residential property
Provide extra off-street parking for trailers, RVs and vehicles towing boats.
Incentive-Based Design Review Criteria

2) Landscaping

- Fence screens
- A/C unit
- Landscaping surrounds utility box

LIMITS OF AREAS AVAILABLE FOR PARKING LANDSCAPING

Planning & Development Services Department

December 18, 2008
Incentive-Based Design Review Criteria

2) Landscaping

Can be award-winning...

...or meet the minimum standards
Incentive-Based Design Review Criteria

2) Landscaping

Planting strips between road and sidewalk/bike path
Incentive-Based Design Review Criteria

2) Landscaping

Even a grass strip makes a difference.
Incentive-Based Design Review Criteria

2) Landscaping

Example of an effective street buffer and parking lot landscaping.
Incentive-Based Design Review Criteria

3) Building Orientation and Form

Columns/Wall Locations:

**THIS**

**NOT THIS**

Roof Lines:

**THIS**

**NOT THIS**
Incentive-Based Design Review Criteria

3) Building Orientation and Form

- Undesirable architectural treatment
- Horizontal articulation added
- Vertical articulation added (1-3 as examples)
- Multi planed roofs and awnings add desirable articulation (1-4 as examples)
Incentive-Based Design Review Criteria

3) Building Orientation and Form

Inappropriate: lack of windows, doors and architectural details.
Incentive-Based Design Review Criteria

3) Building Orientation and Form

The importance of building orientation and transparency.
3) Building Orientation and Form

Good example of transparency and articulation, but no entrance facing the street.
Incentive-Based Design Review Criteria

3) Building Orientation and Form

Place drive-thrus and gas pump islands behind or to the side of front facades.
Incentive-Based Design Review Criteria

4) Signage

Examples of externally-illuminated signs
Incentive-Based Design Review Criteria

4) Signage

Consider allowing projecting signs as an additional incentive
Incentive-Based Design Review Criteria

4) Signage

Signs and Formula Retail

Fig. 1

Fig. 2

Fig. 3

Planning & Development Services Department

December 18, 2008
Incentive-Based Design Review Criteria

5) Public Spaces

Appropriate – pedestrian alley is handicap accessible, lighted, landscaped and includes rich paving textures.

Appropriate: pedestrian alley provides adequate width for landscaping, lights and benches.
Incentive-Based Design Review Criteria

5) Public Spaces

Interparcel Vehicular Connection

Interparcel Pedestrian Connection
Staff Recommended Actions

- Reach Consensus on what the Minimum Standards Should Be
- Decide on which Incentives to Require for each Bonus Offered
- Initiate a Public Education Process

Staff Recommended Actions

- Drive-Thrus = Major Conditional Use
Staff Recommended Actions

- Drive-Thrus = Major Conditional Use
- Allow On-Street Parking, Sidewalks and Bike Paths
Staff Recommended Actions

• Drive-Thrus = Major Conditional Use
• Allow On-Street Parking, Sidewalks and Bike Paths
• Direct Staff to Draft Ordinances

Islamorada, Village of Islands, Florida
Planning & Development Services Department
December 18, 2008