

**Monroe County
Planning and Environmental Resources Department**

DESIGN GUIDELINES



BOAT STORAGE FACILITIES





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COUNTY OF MONROE

Design Guidelines — Boat Storage Facilities

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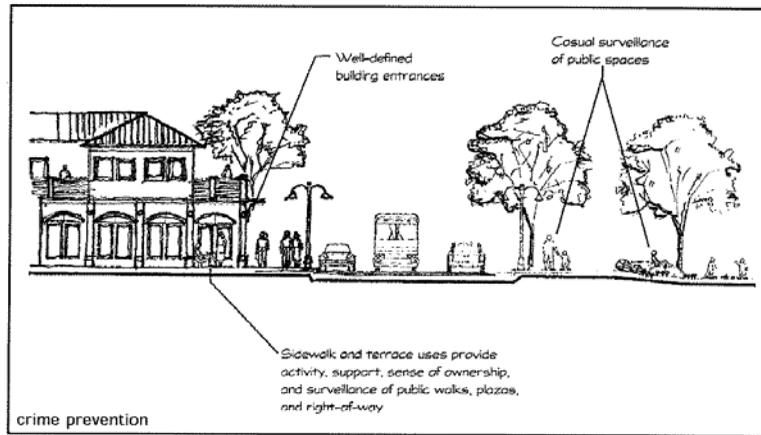
INTRODUCTION



The purpose of these design guidelines is to supplement the existing standards contained in the Land Development Regulations, with specific interpretations that apply to the design of boat storage facilities. These design guidelines seek to establish a set of visual and functional criteria for future land development. These design guidelines are intended to promote long term economic viability and encourage quality development. These design guidelines also seek to facilitate an understanding of the County's expectations, and assist owners and developers in compiling a complete and effective application, while creating predictability of construction activities within unincorporated Monroe County.



Monroe County is characterized by small town rural characteristics and qualities with a series of villages. These design guidelines are established to enhance and preserve the quality of life and image of the Keys through clearly articulated objectives and guidelines. US 1 is the "main street" through the Florida Keys and the character of roadway, buildings, and land uses should change according to each transect zone. A transect is a geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross section is used to identify human habitats that vary by their level of urban character from rural to urban.



CPTED:

When planning sites for development or redevelopment, Crime Prevention through Environmental Design (CPTED) criteria should be utilized in all site planning activities. CPTED strategies enhance natural surveillance (eyes overlooking an area), natural access control (non-mechanized or physical barriers), and natural territorial enforcement (ownership/maintenance) for the built environment.

- [Natural surveillance](#) deters crime by increasing the perception that people can be seen and increasing the threat of apprehension. Natural surveillance occurs by designing the placement of physical buildings, features, activities and people in such a way as to maximize visibility and foster positive social interaction. (Ex.:The site layout of buildings should not create dead end alleys, main entrances and night drop boxes should be highly visible and incorporate lighting, vegetation around walkways or buildings should be trimmed lower than 42” or higher than 84”.)

Geographic areas with concentrations of mixed uses homes, offices, restaurants, retail, etc. increases the number of people and potential “eyes on the street”. Individuals walking on streets are more perceptive and alert to their immediate environment than vehicular traffic.

- [Natural access](#) control includes identifying access points to a site or building through the use of landscape, site design, and physical barriers to separate areas and prevent theft. Including separating service areas. (Ex: the use of clearly identifiable points of entry, utilizing low thorny shrubs under ground story windows, the use of low partially opaque fences to separate public/private spaces and larger fencing for storage areas.)
- [Natural territorial enforcement](#) promotes social control through increased definition of space and ownership. (Ex. Increased definition of private and public spaces through: landscape transitions, pavement transitions, clustering public areas, the location of buildings onsite, enhancing maintenance and site amenities.)



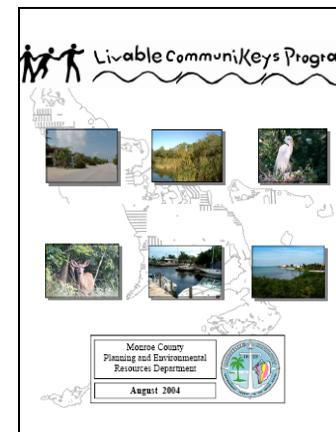
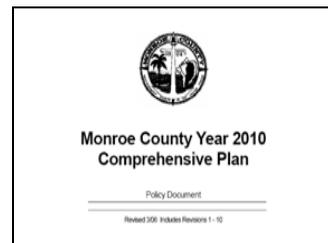
GUIDELINES APPLICABILITY

These Design Guidelines are applicable to all new and substantially improved (defn: MCC 9.5-4.(S-19) boat storage facilities and are to be used as a design tool by developers and as an evaluation tool by Monroe County staff and regulatory review boards/ agencies in their review process. Development and redevelopment proposals should demonstrate how the proposal is in compliance with these guidelines. As part of a proposed project's application and review process, these guidelines will be used by the Development Review Committee as one component for compliance determination. A report will then be submitted to the Planning Director and the Planning Commission if applicable.

The implementation of design guidelines is consistent with:

[Policy 101.20.1.8](#) of the Year 2010 Comprehensive Plan states, "Each Community Master Plan will include a community character element that will address the protection and enhancement of existing residential area and the preservation of community character through site and building guidelines. Design Guidelines for public spaces, landscaping, streetscaping, buildings, parking lots, and other areas will be developed through collaborative efforts of citizens, the Planning Department, and design professionals reinforcing the character of the local community context."

[Policy 105.1.2](#) of the 2010 Comprehensive Plan states, "Monroe County shall prepare design guidelines to ensure that future uses and development are compatible with scenic preservation and maintenance of the character of the casual island village atmosphere of the Florida Keys."



DEFINITIONS



Note: The following definitions are supplemental to the Monroe County Code definitions found in Section 9.5-4.

Ancillary

Secondary, additional or auxiliary space or function to the primary space or use of the building.

Arcade

A passage or walkway covered by a succession of arches or vaults supported by columns.

Articulate

To clearly express a building through the use of individual architectural design elements creating a coherent whole. The use of design features meant to create variations in rooflines, building planes, and details.

Building Massing

A building's bulk or expanse usually quantifying the volume and size.

Clerestory

The upper portion of a wall containing openings or windows to supply natural light and/or ventilation to a building.

Configuration

Interrelationship, arrangement or design of individual structures or of individual elements of a structure.

Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach to deterring criminal behavior that relies on a design's ability to influence a potential offender's decisions preceding criminal acts.

Glazing

Architectural term for a translucent portion of a wall, usually made of clear glass or other translucent material.

Façade

An exterior wall, frontage elevation, or face of a building given special architectural treatment.

Form

The shape and structure of the exterior of a building.

Frontage Line

Those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines

Green Roof

A building roof designed to be partially or completely covered with vegetation and planted in soil or other growing medium. Container gardens placed on a porch or roof do not qualify.

Human Scale

Spatial- The scale of a human being's surroundings that can be comprehended and makes an individual feel comfortable in the space. Of a size and extent that is functional and comfortable for the use and enjoyment of a person or persons generally accepted to be a proportion of 1:2 – 1:3 height to width ratio.

Building- The scale of architectural elements proportional to a human being and can be perceived at ground level at a walking pace.

DEFINITIONS



Note: The following definitions are supplemental to the Monroe County Code definitions found in Section 9.5-4.

Pergola

A structure consisting of a series of parallel columns supporting an open roof structure often used to provide support for a climbing plant.

Public Realm

Areas the public experiences on a regular basis whether private or public.

Screen

To visually and/or physically block sight from one area into another by the use of a partition including a fence, landscape, earthen berm, or wall. The screen may be made of plant materials or of building materials such as wood, stone, concrete, concrete block, metal

Sense of Place

A characteristic quality or set of unique features that distinguishes a geographic location creating a sense of attachment or belonging. A combination of physical and psychological qualities.

Site Amenities

Site elements that provide comfort, convenience, pleasure, value and/or enjoyment of the built environment. Amenities may include such elements as lighting, benches, walkways, landscape structures, signs, trash receptacles, bus shelters, etc. aesthetically pleasing conditions for residents and way finding or informational signage to assist individuals and contribute to the

Siting

The process or act of determining the spatial location of an actual or planned structure or element or set of structures or elements (as building, monuments, roads, or walks).

Streetscreen

An element that defines the edge of a street and prevents direct sight or physical access into an adjacent parcel. A streetscreen may be a wall, fence, vegetation or other means of confining or separating the spaces.

Trellis

A structure usually made from interwoven pieces of wood, bamboo or metal that is often used to support and train climbing plants.

Urban Design

The arrangement, appearance and functionality of towns and cities with particular focus on public spaces.

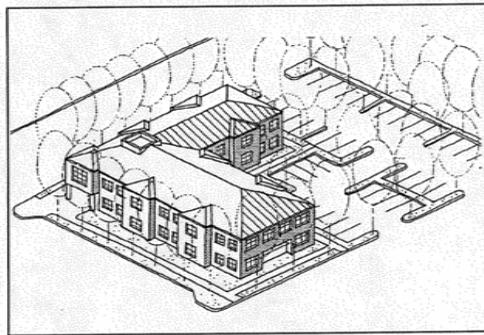
View

A sight line or frame of sight within one periphery of sight.

Vista

A confined sight line towards an object or point of focus.

DESIGN GUIDELINES



These design guidelines are separated into three categories for reference intended to follow the design process. The design guidelines begin as broad policy references in the introduction section and continue through the site design process, building design and specific landscape and site amenity considerations.

- **Site Design**
- **Architectural/ Structural Design**
- **Landscape Design**

The design guidelines should be referred to throughout the planning process in order to insure their incorporation into the proposed development or redevelopment and to allow for an efficient submittal and review process. Plan submittals should demonstrate how the proposal complies with the design guidelines. These guidelines are intended to promote site and architectural design solutions that result in safe, functional and aesthetically enhanced facilities that relate to a human scale while preserving the unique character of the Florida Keys.

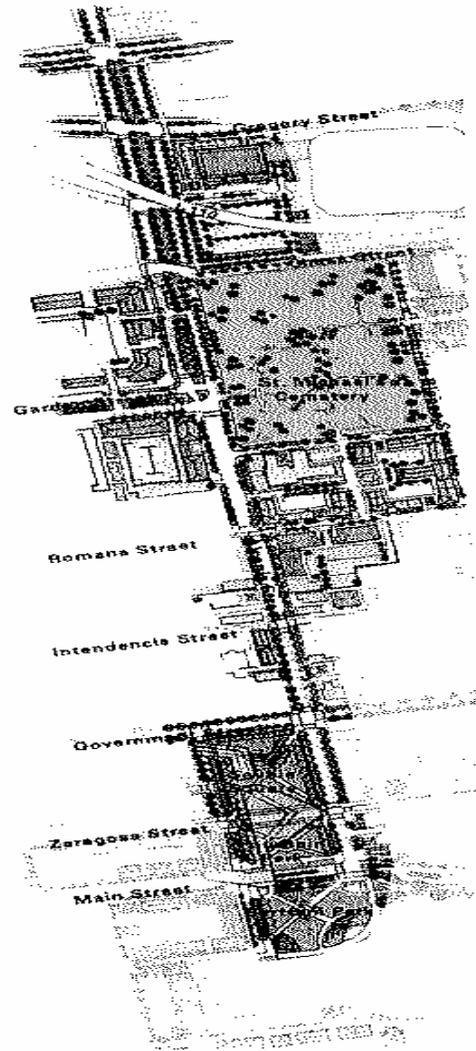


Marina One Yacht Club / Roof & Rack, Inc. ©

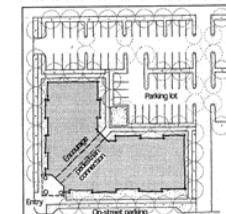
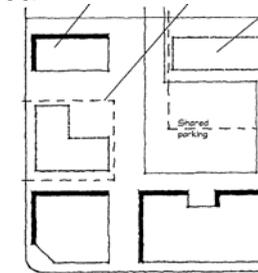
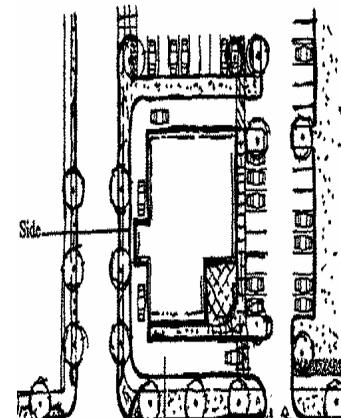
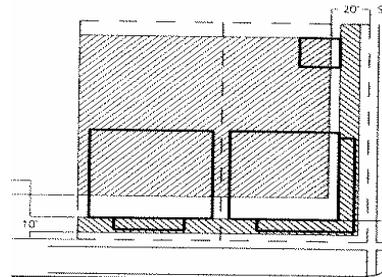




SITE DESIGN



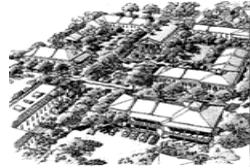
This section addresses the site design considerations and how the proposed development or redevelopment responds to the character of the neighborhood. Site design guidelines include the existing and proposed elements onsite and the thought process of composing those elements to create a built environment. Site design should enhance the public realm and the interaction of the site to the community in a context sensitive solution. Safety, function, and aesthetics are combined in a comprehensive manner to achieve an organized site plan. Special attention should be focused on areas accessible by the public by land or sea.





SITE DESIGN

LAND SITING



Intent:

New developments should utilize and conserve existing site elements while enhancing the area by incorporating new structural elements.



Marina One Yacht Club / Roof & Rack, Inc. ©

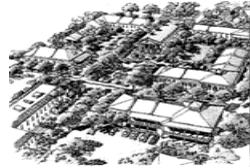
Guidelines:

- Site features, conditions and characteristics should be inventoried and analyzed so that they may be properly considered in the site planning process.
 - ◇ Ecological features such as wetlands, mean high water line, hammock quality, native vegetation, and specimen trees.
 - ◇ Assess and create views and vistas.
 - ◇ Accentuating the termination of streets and waterways.



SITE DESIGN

VIEWS / VISTAS



Intent:

Creating views and/or vistas from, into, or within a site is a crucial element in good design. Opportunities are plentiful and unique in the keys due to the water, vegetation and architectural character. Views and vistas help to create and celebrate a sense of place.



Bahia Beach Marina / Roof & Rack, Inc. ©



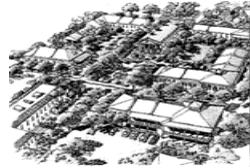
Guidelines:

- In the planning process, view corridors should be developed in the case of new projects and maintained or created in the case of existing developments being substantially renovated.
 - ◊ View corridors are encouraged to promote visual access from public right of ways out to the water.
 - ◊ Views onto a site from the water “frontage” are as important as views into a site from the street “frontage”.
 - ◊ Structures should be located within the site so as to establish and protect view corridors to the water and establish views to unique site elements.
 - ◊ Views within the site should be created using distinctive architectural features, art, or other exceptional elements as focal points for interest and to create or reinforce a sense of place.
- Vistas should focus one’s visual attention. Vistas should be developed to add visual interest and orientation to the landscape.
 - ◊ Vistas may be created by focusing one’s attention on architectural features such as the peak of a roof gable, a structure placed onsite, or recess or expressing a portion of a building plane relief or recess.
 - ◊ Sites that are located at the termination of a street or canal should create a visual vista to enhance the site’s visibility and create visual interest.



SITE DESIGN

INGRESS/ EGRESS



Intent:

Ingress/ Egress are critical relative to safety, community image and public awareness of the business. In many instances entrances are often a place of convergence for multiple modes of access including automobiles, pedestrians and bicycles, and therefore safety issues are of critical concern. Entrances also serve as the gateway to the business and a transition between the public right of way and private space.



Guidelines:

- Site entrances should be easily identified specifying specific points of ingress and egress and accentuated by landscaping materials, decorative fences, signage, and/or a median.
- Vehicular traffic should be separated from bicycle and pedestrian traffic to the greatest extent possible.
- Contrasting materials are encouraged to be used where different modes of transportation cross. In order to clearly denote where bicycle trails and/or sidewalks cross roadways suitable materials such as pavers, and colored and textured asphalt or concrete should be considered.





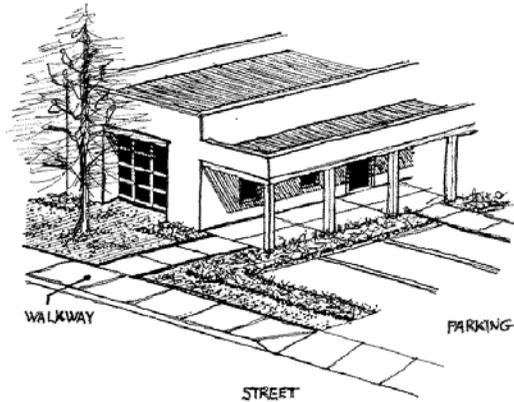
SITE DESIGN

PEDESTRIAN CIRCULATION



Intent:

Pedestrian circulation should be an integral part of the planning and design process to enhance the safety, security, convenience, and aesthetics.



Guidelines:

- Each site should include a pedestrian way from the public right of way to the building or use and should be separated from roadways, parking lots or service areas by landscaped areas or curbing where possible. This will increase safety as well as the aesthetics of the site.
- Sites with multiple buildings should be arranged to allow continuous internal pedestrian walkways.
- Pedestrian walkways should connect adjacent uses or sites to reduce short automobile trips on county right-of-ways.
- If transit service is available or a bus stop is located within 1,000 feet a sidewalk should be constructed along the right of way to promote transit usage.
- Where pedestrian walks cross vehicular drives, “cross walks” shall be constructed of materials contrasting in color and texture from the drive. Materials including pavers, colored, scored, or stamped concrete or asphalt are suitable and will enhance safety, comfort and attractiveness.

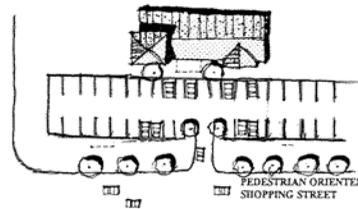


SITE DESIGN

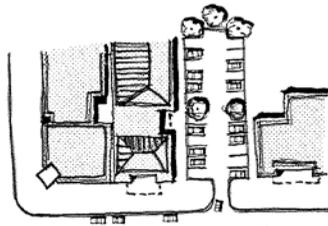
PARKING AND VEHICULAR CIRCULATION

Intent:

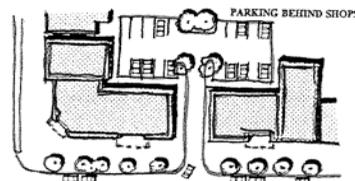
Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians with clear visibility and a well defined user area.



NOT ACCEPTABLE
Parking lots along the full length of the streetfront are generally inappropriate.



ACCEPTABLE
In certain situations, limited streetfront parking lots may be acceptable.



PREFERRED
Parking lots located behind shops and offices are preferred.

Guidelines:

- Vehicular circulation should be designed to encourage low vehicle speeds.
 - ◊ Lane widths should be the minimum necessary to accommodate the vehicular traffic.
 - ◊ Delivery vehicles and other large vehicles should be restricted to designated routes onsite.
 - ◊ Parking rows should be defined by island planting areas.
- Pedestrian and vehicular circulation should be separated when possible to encourage safety and access for each. Drives should be separated from pedestrian ways with planting areas or at least a curb.
 - ◊ Parking should be discouraged along the public right of way frontage in front of buildings. Lane widths should be the minimum necessary to accommodate the vehicular traffic.
 - ◊ Delivery vehicles and other large vehicles should be restricted to designated routes onsite.
- Vehicles should not be required to enter a public street, public ROW or private property in order to move from one area of the site to another.

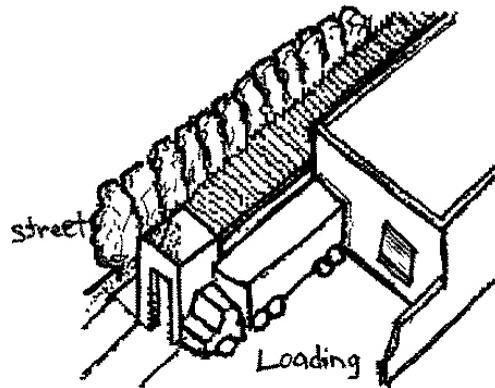


SITE DESIGN

SERVICE AREAS

Intent:

Service areas are functional locations where deliveries, utilities and other necessary “back of house” activities are performed. Service areas such as loading docks, delivery areas, outdoor storage, trash collection facilities, generators, HVAC equipment, utility meters, etc., can create a visual, functional, safety and/or noise hazard. Visible service areas are a detriment to the community and the business’ image and degrade the quality of the built environment. These areas should be planned and designed so as to function efficiently and minimize nuisances to the public.



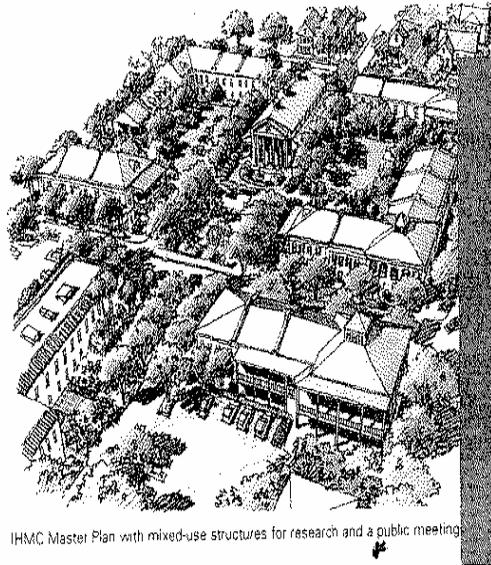
Service areas should be attractive and be screened from streets and freeways

Guidelines:

- Service areas should be located out of sight of the public and away from public areas through the site layout, building layout and screening.
- Service areas should be separated from the public realm both physically and visually with controlled access and screening. Landscaping, fencing and/or walls should be used as necessary to screen the service areas.
- Service areas should not be accessible to the public.



ARCHITECTURAL / STRUCTURAL DESIGN



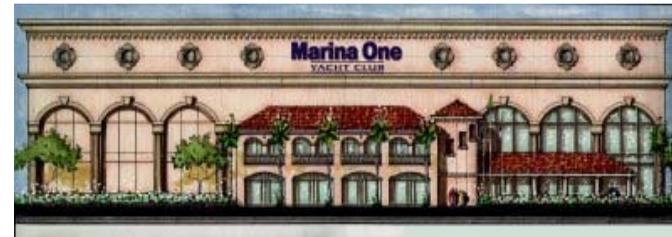
IHMC Master Plan with mixed-use structures for research and a public meeting



IHMC expansion at corner of Florida Blanca and Romana Streets

This section addresses the physical design of buildings and structures producing a safe and functional setting and enhance the local community's character.

The architectural and structural design should express the intended use, respond to the local climate and topography and respect the community's historic architectural character. The design should reinforce the natural environment, the historic, functional, aesthetic, cultural sense of place unique to the tropical islands and be context sensitive to a projects location.



Fort Comfort Rd. Elevation

Port Sanibel Marina / Roof & Rack, Inc. ©



ARCHITECTURAL / STRUCTURAL DESIGN

SCALE / MASSING

Intent:

A building's scale and massing can create monolithic structures that are visually degrading from the community. Buildings with little or no variation in the vertical and horizontal form or surface articulation can overwhelm the surrounding character, dwarf the human scale and dominate the view from off site. The building plane should be broken into smaller individual elements or pieces. Building massing should include variations in the horizontal and vertical plane.



Guidelines:

- A single mass building with large blank unarticulated wall surfaces should be avoided.
 - ◇ A development mass should be reduced through the use of varying building height, width, and volume.
 - ◇ Building heights and shapes should be varied in size to break the horizontal and vertical plane of façades on a structure into smaller definable human scale pieces.
 - ◇ Massing elements should not exceed a height to width proportion/ratio of 1:3.
 - ◇ The maximum length of any building should not be greater than 250 feet and the architectural façade should be broken every 50 feet of continuous building length.
 - ◇ A façade longer than 50 feet will be architecturally defined as a series of smaller units, with insets between primary façades. The inset façade should be setback a minimum of 6 inches and the inset façade should not be wider than 1/3 of a primary façade segment.
 - ◇ An applicant proposing a facade longer than the guidelines allow may require an exceptional architectural treatment at the direction of Planning Commission.
 - ◇ Building masses should be reduced in apparent mass or articulated facades to avoid large monolithic, box like shapes.





ARCHITECTURAL / STRUCTURAL DESIGN

SCALE / MASSING (Cont.):



Marina One Yacht Club / Roof & Rack, Inc. ©



Mid Island Family Marina / Roof & Rack, Inc. ©

Guidelines (Cont.)

- Variations in façade elements reduces the perceived mass and scale of a building or structure.
 - ◊ The use of architectural features such as arcades, trellises and covered porches are encouraged to reduce the apparent mass of the building, reduce large expanses of “blank” façade, and enhance the pedestrian realm.
 - ◊ Compositions that express rhythms and patterns of windows, columns, entrances, and other architectural features are encouraged.
 - ◊ Step downs and step backs in the building facade should be reinforced by landscape elements.
- Mixed use structures are highly encouraged.
- All ancillary uses should be expressed as a liner building on the exterior of the storage or sales structure or as a separate building. (Ancillary uses may include: office, retail, marina, maintenance, restaurant, etc.)
 - ◊ First floor office and/or retail frontage along a facade should be detailed as a storefront/office and glazed with no less than 1/3rd or 35% and as much as practicable of the office or retail frontage wall space. (only applies to the portion or area used as office/ retail)
- Variations in color and texture should be used to break the monotony of a large building wall
 - ◊ Differing building materials as described in the materials sub-section are the most effective way to vary the texture.
 - ◊ The exterior building walls can be colored, scored or textured in vertical or horizontal patterns to add interest and reduce the apparent mass in combination with complementary painting transitions of colors.





ARCHITECTURAL / STRUCTURAL DESIGN

SCALE / MASSING (Cont.)



Guidelines (Cont.)

- Building masses should respond to a “human scale” with materials and details that are proportionate and provide visual interest at the ground level;
 - ◊ Openings above the first story should consist of a minimum 20% of the total building wall area, with each façade being calculated independently.
 - ◊ Openings, including galleries, arcades, doors (warehouse and pedestrian), and windows, with the exception of storefronts, should be square or vertical in proportion to reduce the horizontal plane of the façade.





ARCHITECTURAL / STRUCTURAL DESIGN

ENTRANCES

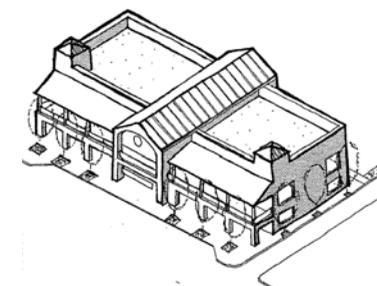
Intent:

Building entrances should provide a safe, functional and visually appealing means of ingress and egress. The design should reflect the functional use of the entry whether it is public, private, service, special needs and/or security.



Guidelines:

- Entrances should be expressed in the building façade to direct individuals and draw attention;
- A building's public entrance(s) should relate to a human scale, provide user amenities such as seating or gathering areas, and create a sense of arrival, destination and identification;
- Primary entrances should be visible and easily identifiable by both pedestrian and vehicular traffic from the public right-of-way;
- Primary entrances should be defined by landscaping and architectural elements or sheltering devices such as an awnings, arcades or porticos;
- Other examples of identifying and enhancing entrances include:
 - Canopies and overhangs
 - Building recesses and projections
 - Arcades and walkways
 - Gabled roof forms
 - Arched and vaulted entryways
 - Outdoor patios, porches and decks
 - Storefront, sidelight and transom systems
 - Landscape planters, wing walls and walkways





ARCHITECTURAL / STRUCTURAL DESIGN

FACADES AND EXTERIOR WALLS

Intent:

Facades should be articulated to compliment and enhance a community or neighborhood and relate to a human scale. The scale and appearance of large facades can be reduced by providing visual interest through architectural details, colors, and textures representative of Florida Keys/ Caribbean.



Kemah Boat Club / Roof & Rack, Inc. ©



Naples Boat Club / Roof & Rack, Inc. ©

Guidelines:

- Exterior walls of a building should be articulated with a consistent style;
 - ◊ Architectural symmetry is encouraged and patterns of gables, windows, entrances, doors, openings and other integral wall features are encouraged.
- A building's architectural massing details or features should be expressed through patterns that provide visual interest at the pedestrian scale, reduce the aesthetic massing effects, and recognize local character;
 - ◊ Architectural details such as tile work and molding which are integrated into the building structure and design.
 - ◊ Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.
 - ◊ Buildings of 2-stories should include either a distinct base or top to reduce the perceived height and create visual interest. Buildings of 3-stories should include a base and top element.
 - * A building's "base" element may consist of any of the following:
 - Thickened wall
 - Textured wall
 - Contrasting colored materials
 - Specialty materials (Coral, Tile, granite, etc.)
 - * A building's "top" element may consist of any of the following:
 - Cornice or parapet treatments
 - Textured materials
 - Contrasting colored materials
 - Roof overhangs and eaves





ARCHITECTURAL / STRUCTURAL DESIGN

FACADES AND EXTERIOR WALLS (Cont.)



Ridge Marina / Roof & Rack, Inc. ©

Guidelines (Cont.):

- All elevations of buildings that can be seen from public spaces are to be designed as “fronts” (corner lots and waterfront lots will be considered double fronted)
- Windows or openings in the façade are critical architectural design elements.
 - ◇ Windows / Openings should be used to allow light and ventilation into a structure. The use of natural lighting/ ventilation through the use of roof skylights, clerestories and vertically proportioned windows or openings provides energy efficiency.
 - ◇ Placing active space as a liner with windows overlooking sidewalks and parking lots provides natural surveillance of the site.
 - ◇ Windows / Openings should be designed to be either vertical or square in proportion to break the horizontal plane of facades.



ARCHITECTURAL / STRUCTURAL DESIGN

ROOFS

Intent:

Variations in rooflines should be used to add visual interest and draw attention to architectural and community elements. Architectural and neighborhood features may be used to create community wayfinding/ orientation and reduce the massive scale of larger buildings. Roof features should compliment the character of adjoining neighborhoods.



Sea Ranch Marina / Roof & Rack, Inc. ©



River North Marina / Roof & Rack, Inc. ©

Guidelines:

- Pitched roof structures are encouraged, and if provided, should be symmetrically sloped.
 - ◊ Metal, tile or shingled roofing materials are encouraged.
- Attached shed roofs for arcades, office, retail or other functions should be no less than 2:12 in order to be visually contributing to the structure.
- Flat roofs should include a minimum 36" cornice or parapet feature along the entire top of the façade. Parapet may need to be extended to conceal any mechanical equipment.
- Towers, pitched roofs, and/or projecting elements are encouraged for architectural detailing, creating visual interest, and the termination of views/ vistas.
- Roof penetrations of a mechanical nature (vents, pipes, ducts, etc.) should not be visible from the street or disguised.
- Roof forms should correspond to and denote building elements and functions such as entrances, arcades, office/retail, terminating vistas, etc. when possible.
- "Green" landscaped roofs or planter boxes may be used to help break a building façade. "Green" roofs properly designed, installed and maintained with irrigation and drainage will need to be signed and sealed by a registered engineer or landscape architect and include a maintenance bond agreement recorded with the Monroe County Clerk of Court Office to insure vegetation success and viability.



ARCHITECTURAL / STRUCTURAL DESIGN

MATERIALS

Intent:

Contrasting and complementary materials add variety to the surface texture, create interesting shadow effects and enhance the visual interest while emphasizing individual features. Contrasting materials also help reduce the overall scale and massing of a building or structure.



Guidelines:

- All buildings should utilize (2) two to (4) four different contrasting materials to create a composition that breaks the building's visual mass horizontally and/or vertically. Materials are to be representative of the Florida Keys/ Caribbean climate and architecture.
 - ◇ Building wall materials may be combined on each facade, with the heavier below the lighter.
 - ◇ Predominant exterior building materials shall be durable materials including: wood, vinyl, concrete, or overlapping siding (metal, wood, concrete, vinyl), stucco, textured and pigment implanted concrete masonry block, stone or brick veneer.
 - ◇ Additional decorative materials may be utilized to compose the building façade (Examples include: metal or wood decorative lattice applied over a painted surface for accent, architectural metal screens as accents).
- Exterior building materials and colors should be compatible with the community/ neighborhood and comply with all corridor master plans.





ARCHITECTURAL / STRUCTURAL DESIGN

COLORS

Intent:

Contrasting colors accentuate architectural details and reduce a building to a human-scale.



Mid Island Family Marina / Roof & Rack, Inc. ©

Guidelines:

- All buildings should utilize (2) two or (3) three complementary colors.
 - ◊ Architectural detailing should be painted a separate complementary color to the façade and coordinate with adjacent buildings.
 - ◊ The use of high-intensity, metallic or fluorescent colors is discouraged.
- Building colors should be low-reflectance and subtle tropical, pastel, neutral, or earth-tone colors are encouraged.
- Roofing colors should be compatible with the dominant building color.





LANDSCAPE ELEMENTS



Landscape Elements (planting and site elements) should be selected and designed to bring order, safety, aesthetics, function and a sense of place to the overall site development while maintaining preferred environmental practices.





LANDSCAPE ELEMENTS

ENTRANCES

Intent:

Site and Building entrances should be accentuated with landscape materials to enhance the identity, safety, and aesthetics of the business and the community. Entrances create a transition from the public to the private property and should blend with the site's plantings, pavement, lighting, signage and other appropriate amenities.



Guidelines:

- Plantings should be designed to create a sense of arrival at site and building entrances.
- Plantings should be used at building entrances to create a pleasant transition from the outdoor space to the interior building spaces and to create or reinforce a human scale at the entrances.
- Entrances should be properly lighted for safety, convenience and aesthetic purposes.
- Site entrances should incorporate low plant materials that do not interfere with traffic lines of sight.
- Any entrance signs should clearly and succinctly communicate their message without blocking lines of sight.



LANDSCAPE ELEMENTS

PLANTINGS

Intent:

Landscape plantings should reflect the climate, ecology and character of the area in which the site is located. Plant materials should be used to create an environment that is aesthetically pleasing and inviting, helps to reduce the perceived building mass, softens facades, aids in the treatment of storm water, and increases the open space and tree canopy of the keys.



Marina One Yacht Club / Roof & Rack, Inc. ©



Port Sanibel Marina / Roof & Rack, Inc. ©

Guidelines:

- Plant materials should be used that will be of appropriate size at maturity for their intended function.
- Indigenous plants that are adaptive to specific geographic conditions of the site should be chosen.
- Xeriscape design principals should be used to the greatest extent possible.
- Selection and placement of plant material should create a high quality and attractive business environment.
- Canopy trees should be placed in such a manor so as to shade buildings, building entrances, parking lots, courtyards, and pedestrian ways in order to take advantage of the cooling effect of trees.
- Plant materials should be used to soften and visually break up large expanses of building facades.
- Plantings should be used around the perimeter of the buildings to soften the edge between the building and the site.
- Plantings should be used to integrate buildings, site amenities, and other site elements to ensure a functional and attractive site.
- Safety considerations should be considered when selecting plant materials. The use of low, thorny bushes beneath ground level windows provides a natural security measure.
- Providing a landscape that is clean and allows views into and within the site allows natural site surveillance.



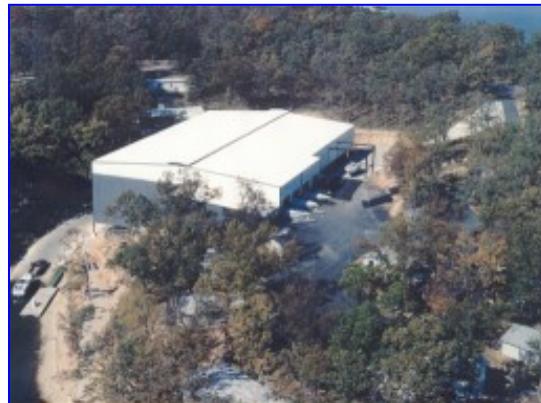
LANDSCAPE ELEMENTS

BUFFERS

Intent:

Buffers should be used to screen and separate land uses, functional areas, and environmentally sensitive areas. The design of each buffer should reflect the appropriate function (Ex. Screening land uses, screening service areas, screening storage areas, buffering environmentally sensitive areas, etc).

Landscape and open space requirements within the bufferyards and shoreline setbacks should adhere to all applicable Monroe County Codes and/or the landscaping requirements outlined below. If the requirements overlap, the more stringent shall apply.



Kelly's Port Marina / Roof & Rack, Inc. ©



Guidelines:

- A Class B, (5) five or (10) ten foot in width, buffer as defined in Section 9.5-379 of the Monroe County Code shall be provided around the perimeter of the structure.
 - ◊ The entire building perimeter shall count towards the total number of plants required.
 - ◊ Required bufferyard landscaping may be grouped or clustered in order to highlight architectural features such as entrances or to soften building corners.
 - ◊ Plant materials should be placed so that they break facades that are extensive in length.
- Buffer yards should be designed to reflect the intended function of the buffer.
 - ◊ Buffers that are intended to lightly screen a view should contain plants that provide interest, depth, contrast and desired sight through the screening elements.
 - ◊ Buffers intended to block views should have plant materials that will maintain dense foliage from the ground level to the desired height of the screening at maturity.
 - ◊ Buffers designed to separate functions onsite such as screening views of parking areas should be low hedges or vegetation allowing limited sight above the plantings.
 - ◊ Buffers to screen service areas, dumpsters, loading docks, etc. should include physical screening methods (walls, fences) and plant material depending on site constraints/ locations.
- Landscaping within the setbacks adjacent to all property boundaries should be as defined in Monroe County Code.



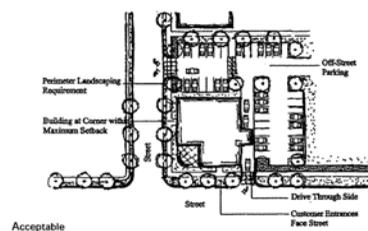
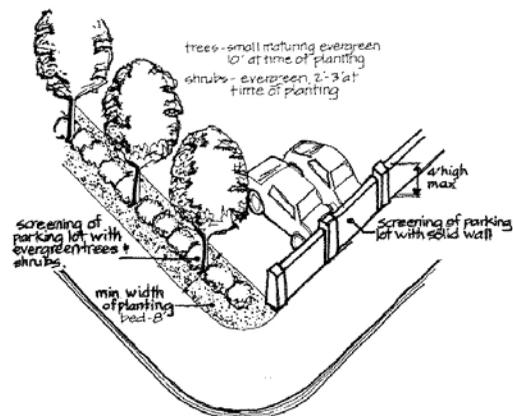
LANDSCAPE ELEMENTS

PARKING

Intent:

Parking areas should be designed into the site layout so that they are easily accessible, safe and visually screened from the public right of way and/or waterways.

All other applicable Landscape requirements for off-street parking as set forth in MCC 9.5- 361 thru 367 shall be followed.



Guidelines:

- Parking areas should be screened from view of the public right of way by a minimum 36" wall or hedge streetscreen.
 - ◊ Any screening above 42" should consist of a minimum 30% area of a material that does not impair visibility.
- Plantings should be used to denote, separate and accentuate both vehicular and pedestrian circulation.
- Plantings should be used to break up and soften large expanses of parking lots.
- Lighting should be incorporated into the parking lot for safety and convenience without spreading light into the night sky or neighboring properties.



LANDSCAPE ELEMENTS

SITE AMENITIES

Intent:

Site amenities should be selected and designed with a comprehensive approach so as to assure compatibility with each other and with their function, use and architectural style. Materials, colors, textures and styles for all site and architectural elements should be addressed throughout the design process to assure compatibility of all aspects of the development.



Guidelines:

- Public realm
 - ◇ Creation of outdoor use areas is encouraged for employees and patrons to utilize for breaks and business functions include elements such as seating, tables, shade, trash receptacles, etc.
 - ◇ Creation of outdoor spaces to be incorporated into the building entrance such as courtyards, fore courts, hardscape plaza or other areas for employee/ patron use creates an arrival area and activity near points of entry. Areas may include shaded seating, trash receptacles, etc.
 - ◇ Creation of patron use areas along shore line access points such as marinas dispensing fuel should include designated areas for employees and patrons to wait through the use of landscape amenities. Example may include shaded seating, trash receptacles, low knee wall or hedge separating other use areas, etc.



LANDSCAPE ELEMENTS

SITE AMENITIES (Cont.)



Marina One Yacht Club / Roof & Rack, Inc. ©



Guidelines (Cont.)

- Signage (All applicable Monroe County Codes apply and have precedence over the design guidelines.)
 - ◇ All sign elements should maintain a consistent style or design concept in order to create harmony throughout the site and so that they are easily recognizable.
 - ◇ All signs should be designed so that they are compatible with other site and building elements.
 - ◇ Address numbers should be easily identifiable from the public right of way.
 - ◇ Lettering may be applied or painted directly on masonry or wood ground signs, building walls or office/storefront glass windows.
 - ◇ Pole mounted and wall signage should be made of wood, synthetic wood, metal or plastic channel letters.
 - ◇ Signs may be illuminated in one of the following ways:
 1. Externally, with fixtures affixed to the building or the sign, and shall wash the sign.
 2. Internally, within individual characters or icons that shall have a colored, translucent lens.
 3. Back-lit with the light fixtures hidden completely behind individual characters and/or icons.
 - ◇ Existing back lit block plastic signs may be replaced or repaired, but are discouraged for new signage.
 - ◇ Signs should be used sparingly so as not to confuse or clutter the site.



LANDSCAPE ELEMENTS

SITE AMENITIES (Cont.)



Guidelines (Cont.)

- Lighting (All applicable Monroe County Codes apply and have precedence over the design guidelines.)
 - ◇ Adequate lighting should be provided in order to provide sufficient illumination levels for security and safety on site.
 - ◇ Pedestrian and vehicular areas should maintain consistent light levels thus avoiding 'hot spots' and increasing visibility throughout the areas.
 - ◇ Excessively bright lighting should be avoided in order not to create blinding glare and/or deep shadow areas which reduce visibility in lighted areas.
 - ◇ Cut-off light fixtures with flush lenses that do not allow light directed toward the open sky should be used.
 - ◇ Lighting deflectors or shields that do not allow light spread beyond the site boundaries should be used.
 - ◇ Light fixtures, poles, and pole heights, should be selected that are compatible with the overall design concept.
 - ◇ Accent lighting of select trees should be considered in order to accentuate entrances and the overall site.
- Other Site Amenities
 - ◇ Trash receptacles should be placed near entrances and pedestrian-use areas.
 - ◇ Fencing should allow sight over the structure or through the vertical members.



Growth Management Division
Marathon Government Center
2798 Overseas Highway Suite 400
Marathon, FL 33050

Planning and Environmental Resources Department
Aref Joulani - Sr. Director of Planning & Environmental Resources
Contributors: Alex Adams, José Papa, Townsley Schwab, Jeffrey Cole

Approved by Monroe County Planning Commission
May 23, 2007 Resolution # P31-07

James D. Cameron - Chairman - District 1
Michelle Cates Deal - Commissioner - District 2
Donna Windle - Commissioner - District 3
Sherry Popham - Commissioner - District 4
Randy D. Wall - Vice Chairman - District 5



PLANNING COMMISSION RESOLUTION NO. P31-07

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION **APPROVING** THE REQUEST BY MONROE COUNTY PLANNING DEPARTMENT FOR IMPLEMENTATION OF DESIGN GUIDELINES FOR BOAT STORAGE FACILITIES WITHIN UNINCORPORATED MONROE COUNTY.

WHEREAS, during a regularly scheduled public hearing held on May 23, 2007, the Monroe County Planning Commission conducted a review and consideration of proposed design guidelines for Boat Storage Facilities presented by the Planning Department to be applied throughout unincorporated Monroe County, Florida; and

WHEREAS, the Monroe County Planning Commission was presented with the following information, which by reference is hereby incorporated as part of the record of said hearing:

1. Final Design Guidelines for Boat Storage Facilities dated May 23, 2007; and
2. Staff report dated March 22, 2007; and
3. Sworn testimony of Monroe County Growth Management Staff; and
4. The advice of John Wolfe, Planning Commission Counsel; and
5. Sworn testimony by members of the public; and

WHEREAS, based upon the information and empirical evidence submitted, the Monroe County Planning Commission adopted the following Findings of Fact and Conclusions of Law:

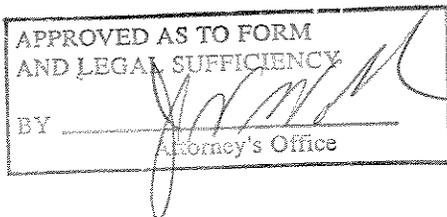
1. Based on amended language in text amendment ordinance #037-2006, the Planning Commission and Board of County Commissioners passed provisions for boat storage allowing the allocation of additional NROGO square footage and instructed staff to create design guidelines to regulate the built form of these structures; and
2. Based on Monroe County 2010 Comprehensive Plan, the individual Communikeys Master Plans, and MCC 9.5- 61, Conditional Use Permitting process, the design guidelines proposed will assist staff to implement the Livable CommuniKeys Master Plans and Monroe County 2010 Comprehensive Plan goals that promote design guidelines as an objective review of the physical appearance of structures to blend in with

the character of the existing community. These guidelines will provide a set of quantifiable criteria for the review of projects during the Conditional Use permitting process; and

3. Based on Monroe County 2010 Comprehensive Plan Chapter 3, Goal 101, Objective 101.20, Policy 101.20.8 states that, "each Community Master Plan will include a community character element that will address the protection and enhancement of existing residential area and the preservation of community character through site and building guidelines. Design Guidelines for public spaces, landscaping, streetscaping, buildings, parking lots, and other areas will be developed through collaborative efforts of citizens, the Planning Department, and design professionals reinforcing the character of the local community context"; and
4. Based on Monroe County 2010 Comprehensive Plan Chapter 3, Goal 105, Objective 105.1, Policy 105.1.2, of the Year 2010 Comprehensive Plan which states that, "Monroe County shall prepare design guidelines to ensure that future uses and development are compatible with scenic preservation and maintenance of the character of the casual island village atmosphere of the Florida Keys"; and
5. Based on MCC 9.5-65(b), standards applicable to Conditional Uses include "the conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development;" and
6. Based on MCC 9.5-65(c), standards applicable to Conditional Uses include "the design of proposed development minimizes adverse effects, including the visual impacts, or the proposed use on adjacent properties;" and

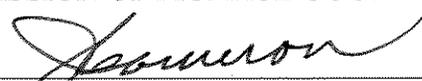
NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the Design Guidelines for Boat Storage Facilities.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular hearing held on the 23rd day of May, 2007.



Chair Cameron	<u>YES</u>
Vice-Chair Wall	<u>YES</u>
Commissioner Cates-Deal	<u>YES</u>
Commissioner Windle	<u>YES</u>
Commissioner Popham	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY 
James D. Cameron, Chair

Signed this 26TH day of June, 2007.

Resolution P31-07

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