



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: February 7, 2023

To: City Council

From: Craig Chandler, Planning Supervisor

Date: January 22, 2023

SUBJECT: FIRST READING OF ORDINANCE 23-007 TO AMEND THE ARCHITECTURAL DESIGN STANDARDS FOR COMMERCIAL AND INSTITUTIONAL USES

CITY COUNCIL INITIATED PROPOSED CONSIDERATION:

At their November 1, 2022, meeting, City Council adopted Resolution 22-056 declaring a zoning in progress directing the review of the standards in the Land Development Code applicable to Commercial Districts. This crucial period of review seeks to streamline permit processes in anticipation of higher than usual demand for permitting, with consideration of policies and best practices that advance goals and objectives of the Sanibel Plan ahead of an unprecedented and compressed phase of redevelopment.

PLANNING COMMISSION RECOMMENDATION:

Staff presented its review and recommended amendments to architectural design standards for commercial and institutional uses.

Planning Commission took public comment from one individual who voiced support for stronger standards related to green building features. Staff addressed a question from Commissioner DeBruce regarding incentives for green building features, stating that if directed by City Council such an initiative could be addressed separately.

Planning Commission voted 6-0 to recommend approval of the proposed amendments with rewording of the exception for build-back with a cross-reference for clarity. The staff memorandum to Planning Commission, dated January 4, 2023, is provided as **Attachment A**.

FUNDING REQUEST: (N/A)

RECOMMENDATION:

Staff recommends City Council move to schedule a public hearing for the second reading of Ordinance 23-007.

Sanibel is and shall remain a barrier island sanctuary



AGENDA MEMORANDUM

Planning Department

Planning Commission Meeting Date: January 9, 2023

To: Planning Commission
From: Craig Chandler, Planning Supervisor
Date: January 4, 2023

CITY COUNCIL INITIATED PROPOSED CONSIDERATION

At their November 1, 2022, meeting, City Council adopted Resolution 22-056 declaring a zoning in progress directing the review of the standards in the Land Development Code applicable to Commercial Districts. This crucial period of review seeks to streamline permit processes in anticipation of higher than usual demand for permitting, with consideration of policies and best practices that advance goals and objectives of the Sanibel Plan ahead of an unprecedented and compressed phase of redevelopment.

BACKGROUND

Architectural design standards of Land Development Code Sections 126-1028 (**Attachment A**) were adopted in 2016 by Ordinance 16-001 (**Attachment B**) and subsequently amended by Ordinance 16-012 (**Attachment C**).

Ordinance 16-001 established “Island Style” and four architectural design subtypes (Old Florida, Island Eclectic, Island Contemporary, and Caribbean) as the preferred design motif required by development standards.

Other adopted regulations disallowed monolithic structures and required articulation of facades, roof and wall planes. Ordinance 16-012 narrowed applicability for mandatory compliance relative to building façade standards. Please see below for a table of attachments for reference.

Attachments	
1	Sec. 126-1028 – Architectural design standards and examples.
2	Ordinance 16-001
3	Ordinance 16-012

ANALYSIS

Since its amendment in 2016, the architectural design standards of the Land Development Code have raised interpretation questions that have beleaguered applications for new development and redevelopment. Primarily, interpretation questions have centered on applicability of façade standards, specific language regarding flat roof limitations, and a lack of clear definitions of allowable architectural design subtypes. Proposed amendments clarify language and re-organize subsections to more clearly convey design standards for aspects including facades, building entryways and windows, rooftops and rooftop equipment, and interior parking.

In addition to adding definitions for each architectural subtype, staff notably recommends replacement of Caribbean design subtype, to which there is no evident example within the existing built environment, with “Island Leisure” which, as defined, encapsulates design features on display at commercial developments such as

Sanibel is and shall remain a barrier island sanctuary

Seahorse Shops, Whitney's Bait and Tackle, and Dairy Queen, as well as resort developments such as Castaways Bay and Beach Cottages and Anchor Inn.

Staff also finds architectural standards for commercial and institutional development did not contemplate design standards for elevated structures with parking underneath, which is anticipated to be a more prevalent construction method for redevelopment in the wake of Hurricane Ian. Proposed subsection 126-1028(d)(7) addresses aspects of interior parking areas, such as visual screening, articulation of enclosed areas, and accessibility.

Ordinances 16-001 and 16-012 also failed to resolve inconsistencies in the required conditions of each commercial district with newly adopted architectural design policy and other aspects of existing code. Those required conditions are proposed to be stricken from their respective sections.

Lastly, staff finds the examples and illustrations of section 86-170, referenced by section 126-1028, have provided insufficient guidance to applicants and that such illustrations could be improved to achieve its intended purpose.

RECOMMENDATION

Staff finds the proposed amendments will improve clarity of standards for applicants in their preparation of plans for staff review. Furthermore, the proposed amendments will provide staff clear guidance to consistently interpret standards, reducing the need for regular participation of third-party architectural reviewers, thereby streamlining permitting processes for redevelopment and reconstruction of commercial and institutional developments as directed by City Council 22-056.

Staff recommends Planning Commission recommend approval of the proposed amendments to Section 126-1028, 126-494, 126-514, and 126-534, pursuant to the draft ordinance.

- (a) *Intent.* It is the intent of these architectural standards and examples to ensure that all structures devoted to commercial and institutional uses are designed, constructed, maintained and improved in a manner that enhances the environment, visual and physical character of Sanibel consistent with the Sanibel Plan and its vision statement. (See also § 86-43(b) applicable to the appearance, size and mass of all buildings and structures.)
- (b) *Application.* The architectural standards and examples in this section shall apply to all new commercial and institutional buildings, whether the buildings are new development or redevelopment of existing commercial or institutional floor area within or outside of the commercial district and to nonconforming commercial uses located outside of the commercial district. These architectural standards shall also apply to an existing commercial or institutional building that is adding, or redeveloping, more than 25 percent of the commercial or institutional floor area of that building. To the extent practicable, these standards will apply to major improvements to the exterior of existing commercial or institutional use buildings that involve replacement or relocation of windows, entryways, walkways and elements of the building's facade, provided that, the improvement exceeds normal repair and maintenance. These standards do not apply to interior renovations that do not affect the external appearance of the building.
- (c) *Recognition of Sanibel's "Island Style".* While there is a diversity of building styles represented among the structures within City of Sanibel, some building styles more successfully represent the "community aesthetic" or what could be thought of as Sanibel's "Island Style". In the development of architectural standards and examples for the GC, TCG and TCL commercial districts, it was determined that four subcategories, or sub-styles, together contribute to Sanibel's "Island Style". These have been identified as Old Florida, Island Eclectic, Island Contemporary and Caribbean. These architectural styles are equally applicable as standards and examples for development and redevelopment throughout the city's commercial districts.

Conformance with specific architectural styles is not required by Sanibel's Land Development Code. However the four subcategories are illustrative of the overall characteristics that are considered compatible with the term "Island Style" and form the basis for the illustrations of the architectural standards and examples included in section 86-170. In keeping with the island's "rural" character, the buildings are typically smaller in stature and understated in design.

An attribute of all of these styles is their compatibility with issues of "sustainability" or "green architecture". For example, pronounced roof overhangs shade walls and the open spaces below, providing natural cooling; sloped roofs can accommodate a natural ventilation space between the hot sun and living spaces below; and light colored roofs reflect the sun's heat. When these building elements are combined with native plant species for landscaping, buildings and nature co-exist in harmony.

(d) *Architectural design standards.* Compliance with the following standards is mandatory:

- (1) Commercial or institutional buildings shall be designed to appear as a group of buildings that vary in scale and size.
- (2) Commercial or institutional buildings shall not appear monolithic.
- (3) Commercial or institutional buildings shall have architectural features and patterns that provide: Visual interest from the perspective of the pedestrian, bicyclist and motorist; appear to reduce building mass; and recognize and respect local character and site conditions.
- (4) Large facades, both horizontal and vertical, shall be broken up to present a more human scale, particularly to the public's right-of-way and beach views and the view of nearby residential uses. The following provides a basis for general standards:
 - a. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. No building's horizontal wall or screen plane shall exceed 60 feet and no vertical wall or screen plane shall exceed 20 feet unless it can be demonstrated that the articulation requirements of subsection 4.b. below, can be met.
 - b. Articulation of facades and roofs shall be used to vary a building's mass, in height and width, so that it appears to be divided into distinct elements and details. To help achieve this standard each:
 - Horizontal wall or screen planes in excess of 60 feet shall have an off-set with a minimum depth of six feet and a minimum to maximum length of 15 feet and 30 feet, respectively;
 - Vertical wall or screen plane for buildings with two or more floors shall provide for the projection of architectural features such as balconies, porches, walkways, sunshades, trellises, roof overhangs, canopies or protruding or recessed openings for every vertical floor. In addition, such projections of the façade shall have a minimum depth of 3-½ feet and a minimum length equal to 50 percent of the width of the horizontal wall plane from which they project;
 - Horizontal roof plane shall not exceed 70 feet in length; and in addition, the roof shall be sloped at a minimum pitch of 4:12 unless the pitch of the new roof is intended to match an existing roof pitch that is less than 4:12;
 - Area of a building devoted to a flat roof shall not exceed 25 percent of the building's total roof perimeter; and
 - Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.
 - c. Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed off-site from adjacent conservation

lands, public rights-of-way, beaches or other surrounding land uses; compliance with the articulation standards of subsection (d)(4)b. of this section is considered optional and not mandatory.

- (5) Building entryways and windows shall be located so as not to permit noise, light and other impacts on the quiet and private enjoyment of adjacent residential uses.
- (6) All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design and no roof plane shall exceed 70 feet horizontal.
- (7) City council may adopt and, from time to time, amend the architectural design examples and associated illustrations that are offered to aid in the administration and interpretation of the above standards.

(e) *Architectural design examples.* The graphic examples provided in section 86-170 are intended only as examples to assist property owners and developers in complying with the preceding mandatory standards. None of the individual architectural features described herein are required to be incorporated into new development or redevelopment within or outside of the commercial districts.

(Ord. No. 06-022, § 18, 2-20-2007; Ord. No. 16-001, § 6, 4-5-2016; Ord. No. 16-012, § 4, 9-10-2016)

CITY OF SANIBEL

ORDINANCE 16-001

AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, PART II, SUBPART B - LAND DEVELOPMENT CODE, CHAPTER 86 "DEVELOPMENT STANDARDS", ARTICLE III "RESIDENTIAL", DIVISION 3 "UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) AND MULTIFAMILY HOUSING", SUBDIVISION III "MULTIFAMILY HOUSING" AND CHAPTER 126 "ZONING", ARTICLE XII "RESORT HOUSING DISTRICT" AND ARTICLE XIV "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5 "COMMERCIAL USES GENERALLY";

ADDING A NEW SECTION 86-169. "ARCHITECTURAL DESIGN STANDARDS" - ESTABLISHING ARCHITECTURAL STANDARDS AND EXAMPLES FOR MULTIFAMILY BUILDINGS AND STRUCTURES WITHIN NEW AND REDEVELOPED RESIDENTIAL HOUSING DEVELOPMENTS; AND

ADDING A NEW SECTION 86-170. "EXAMPLES AND ILLUSTRATIONS OF ARCHITECTURAL DESIGN AND BUILDING FEATURES THAT REINFORCES THE ARCHITECTURAL STANDARDS" - PROVIDING DESCRIPTIONS AND ILLUSTRATIONS TO ASSIST PROPERTY OWNERS IN COMPLYING WITH MANDATORY ARCHITECTURAL DESIGN STANDARDS; AND

RENUMBERING SECTIONS 86-169 - 86-190. "RESERVED" AS 86-171 - 86-190; AND

ADDING A NEW SECTION 126-639. "ARCHITECTURAL STANDARDS AND EXAMPLES" - ESTABLISHING ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES FOR NEW AND REDEVELOPED RESORT HOUSING DEVELOPMENTS; AND

RENUMBERING SECTIONS 126-639 - 126-650. "RESERVED" AS 126-640 - 126-650; AND

AMENDING AND RENAMING CHAPTER 126 "ZONING", ARTICLE XIV "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5 "COMMERCIAL USES GENERALLY"; AS "COMMERCIAL AND INSTITUTIONAL USES GENERALLY"; AND SECTION 126-1028. "ARCHITECTURAL STANDARDS" AS "ARCHITECTURAL STANDARDS AND EXAMPLES" -ESTABLISHING UPDATED ARCHITECTURAL STANDARDS FOR NEW AND REDEVELOPED BUILDINGS DEVOTED TO COMMERCIAL AND INSTITUTIONAL USES LOCATED WITHIN AND OUTSIDE OF THE COMMERCIAL DISTRICTS, PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Redevelopment Work Plan was established by City Council's goals in order to continue to preserve and strengthen the City's property values, sense of place and its rural character as a sanctuary island community; and

WHEREAS, since 2012, legislation has been passed to address and support other aspects of the City's Redevelopment Work Plan and objectives in a manner consistent with the Sanibel Plan; and

WHEREAS, earlier this year, City Council directed the Planning Commission and Staff to draft legislation amending the Land Development Code by establishing architectural design standards specifically for the new construction and redevelopment of buildings and structures devoted to multifamily, resort, commercial and institutional use; and

WHEREAS, the recommended architectural design standards would reinforce the community's character and natural environment; and

WHEREAS, the recommended architectural design standards would assist property owners seeking to reinvest in and enhance the appearance of their properties, either by constructing new or renovating existing building and structures, and

WHEREAS, the recommended architectural design standards would give such property owners the very clear direction that they seek by offering a variety of architectural features and styles to choose from which reinforces the visual appearance and physical character of Sanibel, and

WHEREAS, the recommended architectural design standards would control the visual mass and scale of buildings and structures and be mandatory rather than optional; and

WHEREAS, all required public notices and public hearings for this amendment have been properly given and held.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Sanibel, Florida:

SECTION 1. The Sanibel Code of Ordinances, Part II, Subpart B — Land Development Code, Chapter 86, "Development Standards", Article III, "Residential", Division 3, "Unified Residential Housing (Cluster Housing) and Multifamily Housing", Subdivision III, "Multifamily Housing", Section 86-169 "Architectural design standards" is hereby created with additions indicated by underlining, to read as follows:

Sec. 86-169. Architectural design standards and examples.

(a) Intent. It is the intent of these architectural standards and examples to ensure that all multifamily buildings and structures within a multifamily development are designed, constructed, maintained and improved in a manner that enhances the environment, visual and physical character of Sanibel consistent with the Sanibel Plan and its vision statement. [Also refer to LDC Section 86-43(b) applicable to the appearance of structures: size and mass of all buildings and structures.]

(b) Application. The architectural standards and examples in this section shall apply to all new multifamily buildings and structures within a multifamily development, whether the buildings are new development or the redevelopment of existing structures.

These architectural standards also apply to an existing multifamily building that is adding, or redeveloping, more than 25 percent of the floor area of that building. To the extent practicable, these standards will apply to major improvements to the exterior of existing multifamily buildings that involve replacement or relocation of windows, entryways, walkways and elements of the building's facade, provided that the improvement exceeds normal repair and maintenance. These standards do not apply to interior renovations that do not affect the external appearance of the building.

(c) Recognition of Sanibel's "Island Style". While there exists a diversity of building styles represented among the structures within City of Sanibel, some building styles more successfully represent the "community aesthetic": or what could be thought of as Sanibel's "Island Style". In the development of architectural standards and examples for multifamily buildings and structures within a multifamily development, it was determined that four subcategories, or sub-styles, together contribute to Sanibel's "Island Style". These have been identified as Old Florida, Island Eclectic, Island Contemporary and Caribbean. These architectural styles are equally applicable as standards and examples for development and redevelopment throughout the City for all multifamily housing developments.

Conformance with specific architectural styles is not required by Sanibel's Land Development Code. However the four subcategories are illustrative of the overall characteristics that are considered compatible with the term "Island Style": and form the basis for the illustrations of the architectural standards and examples included in this document. In keeping with the island's "rural" character, the buildings are typically smaller in stature and understated in design.

An attribute of all of these styles is their compatibility with issues of sustainability": or "green architecture. For example, pronounced roof overhangs shade walls and the open spaces below, providing natural cooling: sloped roofs can accommodate a natural ventilation space between the hot sun and living spaces below: and light colored roofs reflect the sun's heat. When these building elements are combined with native plant species for landscaping, buildings and nature coexist in harmony.

(d) Architectural design standards. Compliance with the following standards is mandatory.

1. Buildings shall be designed to appear as a group of buildings that vary in scale and size.

2. Buildings shall not appear monolithic.

3. Buildings shall have architectural features and patterns that provide: Visual interest from the perspective of the pedestrian, bicyclist and motorist; appear to reduce building mass; and recognize and respect local character and site conditions.

4. Large facades, both horizontal and vertical, shall be broken up to present a more human scale, particularly to the public's right-of-way and beach views and the view of nearby residential uses. The following provides a basis for general standards:

a. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. No building's horizontal wall or screen plane shall exceed 60 feet and no vertical wall or screen plane shall exceed 20 feet unless it can be demonstrated that the articulation requirements of Section 4.b. below can be met.

b. Articulation of facades and roofing roofs shall be used to vary the a building's mass, in height and width, so that it appears to be divided into distinct elements and details. To help achieve this standard each:

- horizontal wall or screen planes in excess of 60 feet shall have an off-set with a minimum depth of 6 feet and a minimum to maximum length of 15 feet and 30 feet, respectively;
- vertical wall or screen plane for buildings with two or more floors shall provide for the projection of architectural features such as balconies, porches, walkways, sunshades, trellises, roof overhangs, canopies or protruding or recessed openings for every vertical floor; In addition, such projections of the façade shall have a minimum depth of 3-1/2 feet and a minimum length equal to 50% of the width of the horizontal wall plane from which they project;
- horizontal roof plane shall not exceed 70 feet in length; and in addition the roof shall be sloped at a minimum pitch of 4:12 unless the pitch of the new roof is intended to match an existing roof pitch that is less than 4:12; and
- area of a building devoted to a flat roof shall not exceed 25% of the building's total roof perimeter.

c. Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.

5. Building entryways and windows shall be located so as not to permit noise, light and other impacts on the quiet and private enjoyment of adjacent residential uses.

6. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design and no roof plane shall exceed 70 feet horizontal.

7. City council may adopt and, from time to time, amend the following architectural design examples and associated illustrations that are offered to aid in the administration and interpretation of the above standards.

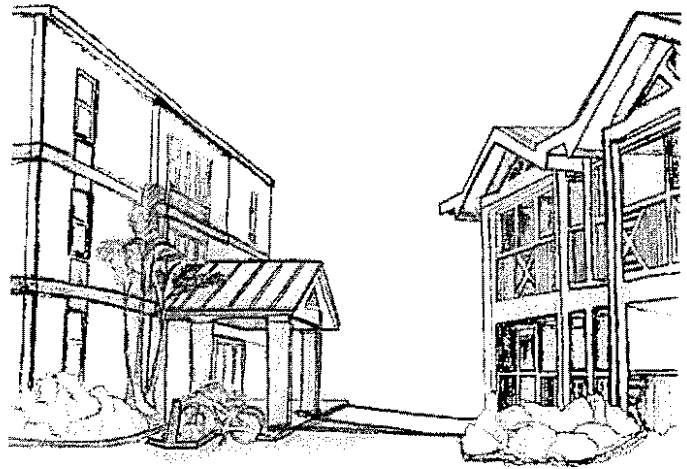
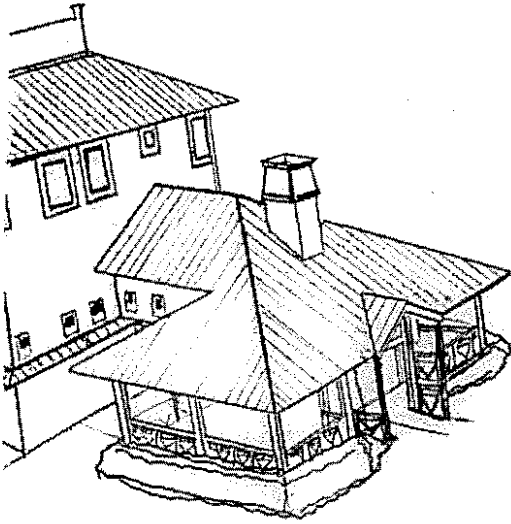
(e) *Architectural design examples.* The graphic examples provided in section 86-170 are intended only as examples to assist property owners and developers in complying with the preceding mandatory standards. None of the individual architectural features described herein are required to be incorporated into new multifamily, or redevelopment projects.

SECTION 2. The Sanibel Code of Ordinances, Part II, Subpart B — Land Development Code, Chapter 86, "Development Standards", Article III, "Residential", Division 3, "Unified Residential Housing (Cluster Housing) and Multifamily Housing", Subdivision III, "Multifamily Housing", Section 86-170 "Examples and Illustrations of Architectural Design and Building Features that Reinforces the Architectural Standards" is hereby created with additions indicated by underlining, to read as follows:

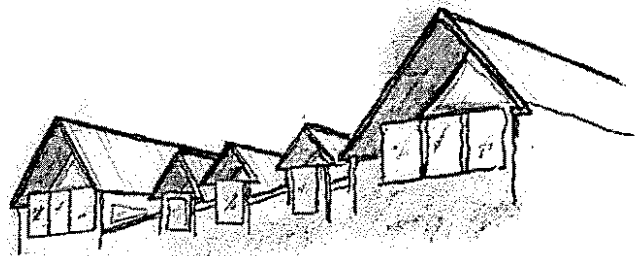
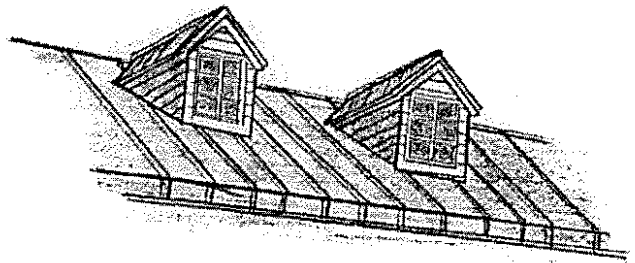
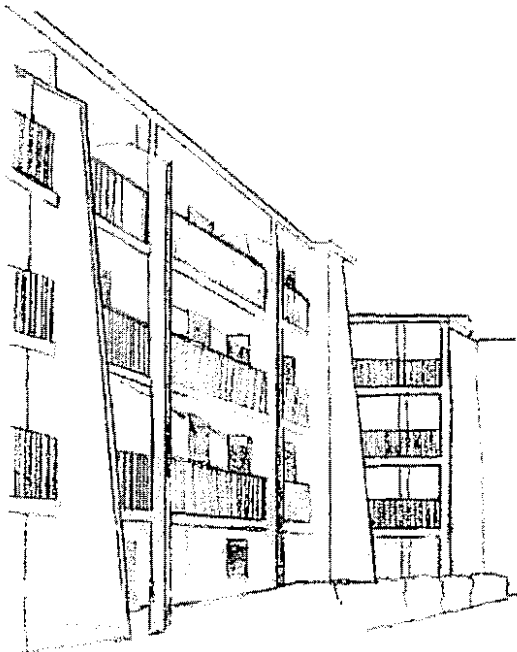
Sec. 86-170. Examples and illustrations of architectural design and building features that reinforces the architectural standards.

The following architectural design features are intended to assist property owners and developers in complying with the mandatory architectural standards. None of the individual architectural features described or shown herein are required to be incorporated into either the new development or redevelopment but are intended to provide examples of how to meet the mandatory Architectural Design Standards adopted for buildings and structures devoted to multifamily, institutional, resort and commercial uses.

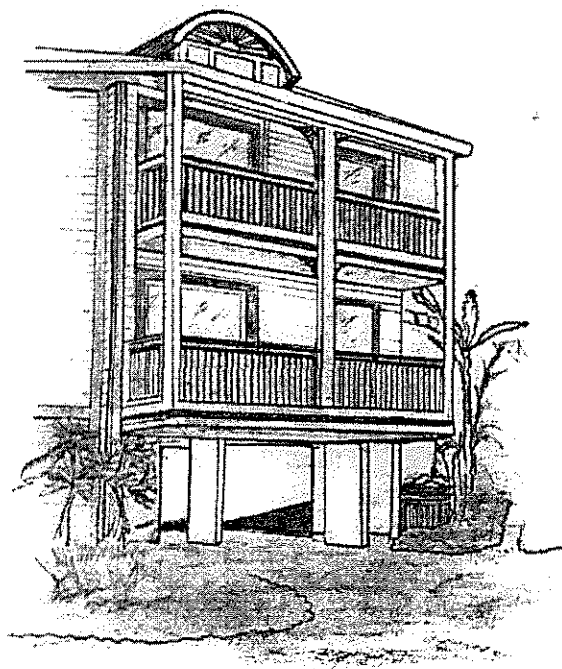
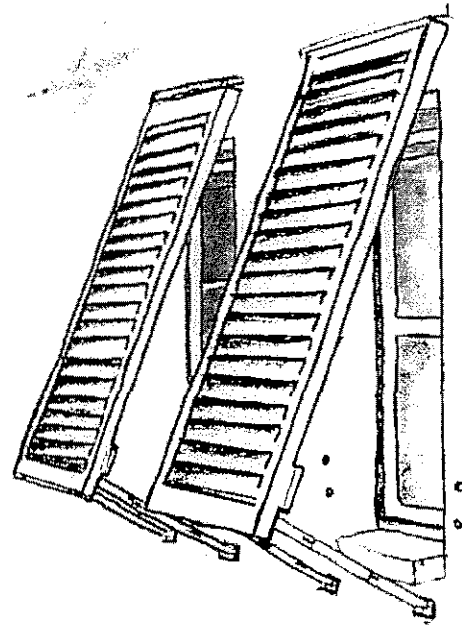
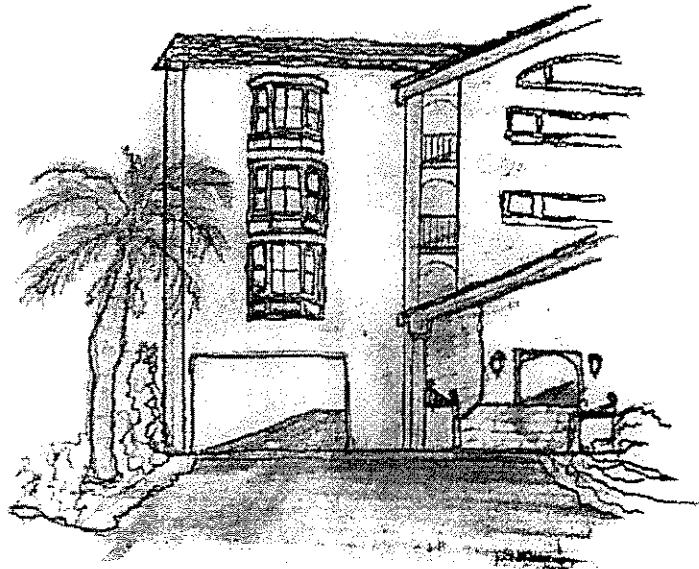
Architectural Design Standard #1



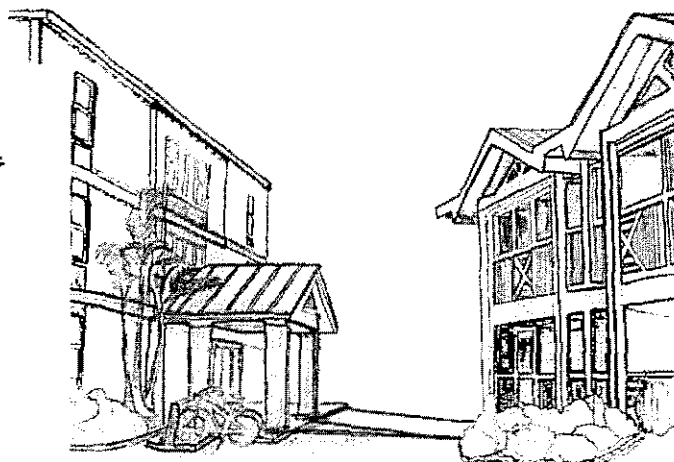
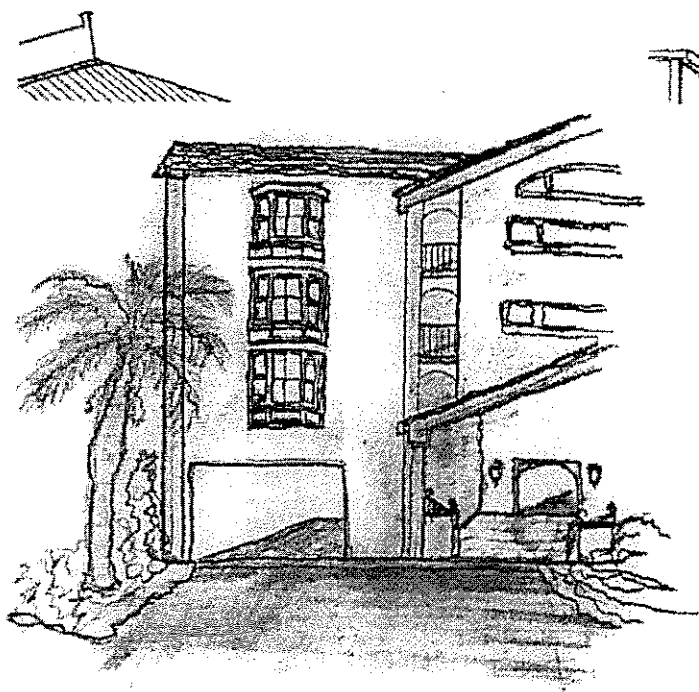
Architectural Design Standard #2



Architectural Design Standard #3



Architectural Design Standard #4

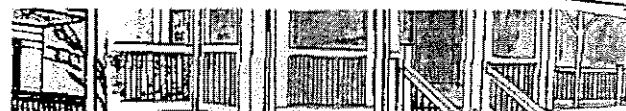
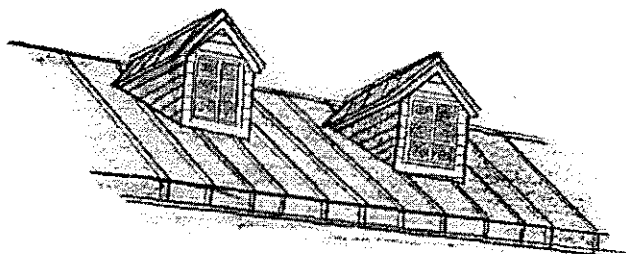


PROJECTIONS

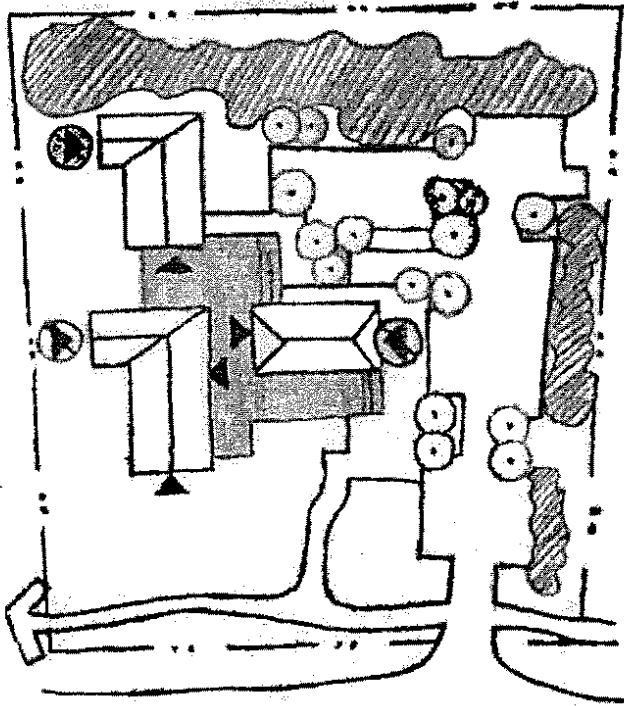
- BALCONY / PORCH / WALKWAY
- SUNSHADE / TRELLIS
- ROOF OVERHANG / CANOPY
- PROTRUDING OPENINGS



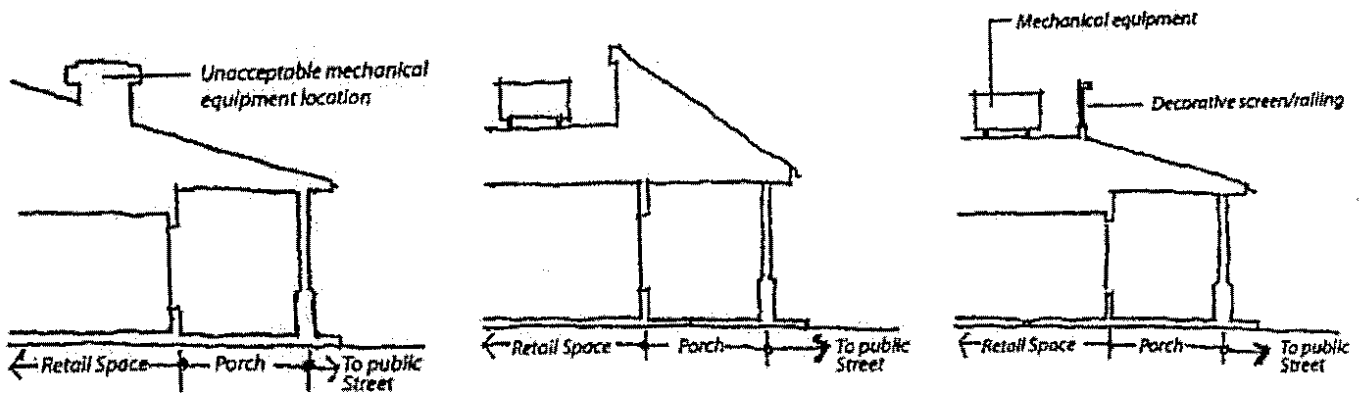
AS NOTED



Architectural Design Standard #5



Architectural Design Standard #6



SECTION 3 The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 86, "Development Standards", Article III, "Residential", Division 3, "Unified Residential Housing (Cluster Housing) and Multifamily Housing", Subdivision III, "Multifamily Housing", Sections 86-169 – 86-190 "Reserved" is hereby renumbered as 86-171 – 86-190.

Secs. 86-~~171~~69—86-190. Reserved.

SECTION 4. The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 126, "Zoning", Article XII, "Resort Housing District", Section 126-639 "Architectural standards and examples" is hereby created with additions indicated by underlining to read as follows:

Sec. 126-639. - Architectural design standards and examples.

(a) Intent. It is the intent of these architectural standards and examples to ensure that all buildings and structures in the Resort Housing District are designed, constructed, maintained and improved in a manner that enhances the environment, visual and physical character of Sanibel consistent with the Sanibel Plan and its vision statement. [See also §86-43(b) applicable to the appearance, size and mass of all buildings and structures.]

(b) Application. The architectural standards and examples in this section shall be applicable to the following new or redeveloped structures:

1. Hotels and motels,
2. Multifamily dwellings as defined in §78-1,
3. Resort housing as defined in §78-1,
4. Structures containing "timeshare units" as defined in §78-1
5. Any of the above listed structures to which are being added to or redeveloped to the extent of more than 25 percent of the floor area of that building and,
6. To the extent practicable, these standards will apply to major improvements to the exterior of any of the above listed structures that involve replacement or relocation of windows, entryways, walkways and elements of the building's facade, provided that the improvement exceeds normal repair and maintenance. These standards do not apply to interior renovations that do not affect the external appearance of the building.

(c) Recognition of Sanibel's "Island Style". While there is a diversity of building styles represented among the structures within City of Sanibel, some building styles more successfully represent the "community aesthetic": or what could be thought of as Sanibel's "Island Style". In the development of architectural standards and examples for multifamily buildings and structures within a multifamily development, it was determined that four subcategories, or sub-styles, together contribute to Sanibel's "Island Style". These have been identified as Old Florida, Island Eclectic, Island Contemporary and Caribbean. These architectural styles are equally applicable as standards and examples for development and redevelopment throughout the City's resort housing districts.

Conformance with specific architectural styles is not required by Sanibel's Land Development Code. However the four subcategories are illustrative of the overall characteristics that are considered compatible with the term "Island Style": and form the basis for the illustrations of the architectural standards and examples included in this document. In keeping with the island's "rural" character, the buildings are typically smaller in stature and understated in design.

An attribute of all of these styles is their compatibility with issues of sustainability": or "green architecture. For example, pronounced roof overhangs shade walls and the open spaces below, providing natural cooling: sloped roofs can accommodate a natural ventilation space between the hot sun and living spaces below: and light colored roofs reflect the sun's heat. When these building elements are combined with native plant species for landscaping, buildings and nature coexist in harmony.

(d) Architectural design standards. Compliance with the following standards is mandatory.

1. Buildings shall be designed to appear as a group of buildings that vary in scale and size.
2. Buildings shall not appear monolithic.
3. Buildings shall have architectural features and patterns that provide: Visual interest from the perspective of the pedestrian, bicyclist and motorist: appear to reduce building mass: and recognize and respect local character and site conditions.
4. Large facades, both horizontal and vertical, shall be broken up to present a more human scale, particularly to the public's right-of-way and beach views and the view of nearby residential uses. The following provides a basis for general standards:

a. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. No building's horizontal wall or screen plane shall exceed 60 feet and no vertical wall or screen plane shall exceed 20 feet unless it can be demonstrated that the articulation requirements of Section 4.b. below can be met.

o b. Articulation of facades and ~~roofing~~ roofs shall be used to vary the a building's mass, in height and width, so that it appears to be divided into distinct elements and details. To help achieve this standard each:

- horizontal wall or screen planes in excess of 60 feet shall have an off-set with a minimum depth of 6 feet and a minimum to maximum length of 15 feet and 30 feet, respectively;
- vertical wall or screen plane for buildings with two or more floors shall provide for the projection of architectural features such as balconies, porches, walkways, sunshades, trellises, roof overhangs, canopies or protruding or recessed openings for every vertical floor; In addition, such projections of the façade shall have a minimum depth of 3-1/2 feet and a minimum length equal to 50% of the width of the horizontal wall plane from which they project;
- horizontal roof plane shall not exceed 70 feet in length; and in addition the roof shall be sloped at a minimum pitch of 4:12 unless the pitch of the new roof is intended to match an existing roof pitch that is less than 4:12; and
- area of a building devoted to a flat roof shall not exceed 25% of the building's total roof perimeter.

- Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.
- Building entryways and windows shall be located so as not to permit noise, light and other impacts on the quiet and private enjoyment of adjacent residential uses.

5. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design and no roof plane shall exceed 70 feet horizontal.

6. City council may adopt and, from time to time, amend the following architectural design examples and associated illustrations that are offered to aid in the administration and interpretation of the above standards.

(e) Architectural design examples. The graphic examples provided in section 86-170 are intended only as examples to assist property owners and developers in complying with the preceding mandatory standards. None of the individual architectural features described herein are required to be incorporated into new multifamily or redevelopment projects.

SECTION 5. The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 126, "Zoning", Article XII, "Resort Housing District", Sections 126-639 – 126-650 "Reserved" is hereby renumbered as 126-640 – 126-650.

Secs. 126-640~~39~~—126-650. Reserved.

SECTION 6. The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 126, "Zoning", Article XIV, "Supplementary District Regulations", Division 5, "Commercial Uses Generally", Section 126-1028 "Architectural standards", is hereby amended with additions indicated by underlining, and deletions indicated by ~~striketroughs~~, to read as follows:

**Chapter 126 Zoning, Article XIV Supplementary District Regulations, Division 5
Commercial and Institutional Uses Generally**

Sec. 126-1028. - Architectural design standards and examples.

~~The architectural standards in this section shall apply to all new commercial buildings, whether the buildings are new development or redevelopment of existing commercial floor area. These architectural standards also apply to an existing commercial building that is adding, or redeveloping, more than 25 percent of the commercial floor area of that building. To the extent practicable, these standards will apply to major improvements to the exterior of existing commercial buildings that involve replacement or relocation of windows, entryways, walkways and elements of the building's facade, provided that the improvement exceeds normal repair and maintenance. These standards do not apply to interior renovations that do not affect the external appearance of the building.~~

- ~~a) Large commercial buildings shall be designed to appear as a group of buildings that vary in scale and size.~~

- ~~b) Commercial buildings shall not appear monolithic.~~
- ~~c) Commercial buildings shall have architectural features and patterns that provide: Visual interest from the perspective of the pedestrian, bicyclist and motorist; a~~
- ~~d) Large facades, both horizontal and vertical shall be broken up to present a more human scale particularly to the public right of way view and the view of nearby residential uses. The following provides a basis for general standards:~~
- ~~1. Facade shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls.~~
 - ~~2. Articulation of facades and roofing shall be used to vary the building's mass, in height and width, so that it appears to be divided into distinct elements and details.~~
 - ~~3. Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.~~
- ~~(e) Building entryways and windows shall be located so as not to permit noise, light and other impacts on the quiet and private enjoyment of adjacent residential uses.~~
- ~~(f) — All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design.~~
- ~~(g) City council may adopt and, from time to time, amend an illustrated guide of architectural standards to aid in the administration and interpretation of the above standards.~~

(a) Intent. It is the intent of these architectural standards and examples to ensure that all structures devoted to commercial and institutional uses are designed, constructed, maintained and improved in a manner that enhances the environment, visual and physical character of Sanibel consistent with the Sanibel Plan and its vision statement. [See also 86-43(b) applicable to the appearance, size and mass of all buildings and structures.]

(b) Application. The architectural standards and examples in this section shall apply to all new commercial and institutional buildings, whether the buildings are new development or redevelopment of existing commercial or institutional floor area within or outside of the Commercial District and to nonconforming commercial uses located outside of the commercial district. These architectural standards shall also apply to an existing commercial or institutional building that is adding, or redeveloping, more than 25 percent of the commercial or institutional floor area of that building. To the extent practicable, these standards will apply to major improvements to the exterior of existing commercial or institutional use buildings that involve replacement or relocation of windows, entryways, walkways and elements of the building's facade, provided that the improvement exceeds normal repair and maintenance. These standards do not apply to interior renovations that do not affect the external appearance of the building.

(c) Recognition of Sanibel's "Island Style". While there is a diversity of building styles represented among the structures within City of Sanibel, some building styles more successfully represent the "community aesthetic"; or what could be thought of as Sanibel's "Island Style". In the development of architectural standards and examples for the GC, TCG and TCL Commercial Districts, it was determined that four subcategories, or sub-styles, together contribute to Sanibel's "Island Style". These have been identified as Old Florida, Island Eclectic, Island Contemporary and

Caribbean. These architectural styles are equally applicable as standards and examples for development and redevelopment throughout the City's commercial districts.

Conformance with specific architectural styles is not required by Sanibel's Land Development Code. However the four subcategories are illustrative of the overall characteristics that are considered compatible with the term "Island Style"; and form the basis for the illustrations of the architectural standards and examples included in this document. In keeping with the island's "rural" character, the buildings are typically smaller in stature and understated in design.

An attribute of all of these styles is their compatibility with issues of "sustainability"; or "green architecture". For example, pronounced roof overhangs shade walls and the open spaces below, providing natural cooling; sloped roofs can accommodate a natural ventilation space between the hot sun and living spaces below; and light colored roofs reflect the sun's heat. When these building elements are combined with native plant species for landscaping, buildings and nature coexist in harmony.

(d) Architectural design standards. Compliance with the following standards is mandatory.

1. Commercial or institutional buildings shall be designed to appear as a group of buildings that vary in scale and size.
2. Commercial or institutional buildings shall not appear monolithic.
3. Commercial or institutional buildings shall have architectural features and patterns that provide: Visual interest from the perspective of the pedestrian, bicyclist and motorist; appear to reduce building mass; and recognize and respect local character and site conditions.
4. Large facades, both horizontal and vertical, shall be broken up to present a more human scale, particularly to the public's right-of-way and beach views and the view of nearby residential uses. The following provides a basis for general standards:
 - a. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls. No building's horizontal wall or screen plane shall exceed 60 feet and no vertical wall or screen plane shall exceed 20 feet unless it can be demonstrated that the articulation requirements of Section 4.b. below can be met.
 - Articulation of facades and roofing roofs shall be used to vary the a building's mass, in height and width, so that it appears to be divided into distinct elements and details. To help achieve this standard each:
 - horizontal wall or screen planes in excess of 60 feet shall have an off-set with a minimum depth of 6 feet and a minimum to maximum length of 15 feet and 30 feet, respectively;
 - vertical wall or screen plane for buildings with two or more floors shall provide for the projection of architectural features such as balconies,

porches, walkways, sunshades, trellises, roof overhangs, canopies or protruding or recessed openings for every vertical floor; In addition, such projections of the facade shall have a minimum depth of 3-1/2 feet and a minimum length equal to 50% of the width of the horizontal wall plane from which they project;

- horizontal roof plane shall not exceed 70 feet in length; and in addition the roof shall be sloped at a minimum pitch of 4:12 unless the pitch of the new roof is intended to match an existing roof pitch that is less than 4:12; and
- area of a building devoted to a flat roof shall not exceed 25% of the building's total roof perimeter.
- Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.

5. Building entryways and windows shall be located so as not to permit noise, light and other impacts on the quiet and private enjoyment of adjacent residential uses.

6. All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design and no roof plane shall exceed 70 feet horizontal.

7. City council may adopt and, from time to time, amend the architectural design examples and associated illustrations that are offered to aid in the administration and interpretation of the above standards.

(e) Architectural design examples. The graphic examples provided in section 86-170 are intended only as examples to assist property owners and developers in complying with the preceding mandatory standards. None of the individual architectural features described herein are required to be incorporated into new development or redevelopment within or outside of the commercial districts.

SECTION 7. Codification. In Subdivision III, Division 3, Article III, Chapter 86, Subpart B of the Sanibel Code of Ordinances, new Sections 86-169 and 86-170 are added, Sections 86-169 – 86-190 are renumbered 86-170 – 86-190. In Article XII, Chapter 126, Subpart B of the Sanibel Code of Ordinances, a new Section 126-639 is added, Sections 126-639 – 126-650 are renumbered 126-640 – 126-650. In Division 5, Article XIV, Chapter 126, Subpart B of the Sanibel Code of Ordinances, Chapter 126 Zoning, Article VIV Supplementary District Regulations, Division 5 and Section 126-1028 is hereby amended. This ordinance shall be deemed an amendment to the Sanibel Code of Ordinances and shall be codified in the Sanibel Code of Ordinances as such an amendment.

SECTION 8. Conflict. All ordinances and parts of ordinances in conflict herewith shall be and the same hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

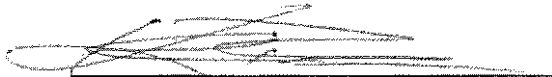
SECTION 9. Severance. If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion

or application hereof.

SECTION 10. Effective Date. This ordinance shall be effective immediately upon adoption.


DULY PASSED AND ENACTED by the Council of the City of Sanibel, Florida, this 5th day of April, 2016.

AUTHENTICATION:


Kevin Ruane, Mayor


Pamela Smith, City Clerk

APPROVED AS TO FORM:


Kenneth B. Cuyler, City Attorney

Date 4/27/16

First Reading	February 05, 2016
Publication Date	February 05, 2016
Continuation Second Reading	February 16, 2016
Publication Date	February 17, 2016
Continuation Second Reading	March 01, 2016
Publication Date	March 24, 2016
Second Reading	April 05, 2016

Vote of Council Members:

Ruane	Yea
Denham	Yea
Goss	Yea
Harrity	Yea
Jennings	Yes

Date Filed with City Clerk: April 05, 2016

CITY OF SANIBEL

ORDINANCE 16 – 012

AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, PART II, SUBPART B., LAND DEVELOPMENT CODE, CHAPTER 86 - DEVELOPMENT STANDARDS, ARTICLE III. RESIDENTIAL, DIVISION 3. UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) AND MULTIFAMILY HOUSING, SECTION 86-169 ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES, AND CHAPTER 126 - ZONING, ARTICLE XII. RESORT HOUSING DISTRICT, SECTION 126-639 ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES, AND ARTICLE XIV SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 5 COMMERCIAL AND INSTITUTIONAL USES GENERALLY, SECTION 126-1028, ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES, ADDING NEW LANGUAGE TO ALLOW FOR THE OPTIONAL, IN LIEU OF MANDATORY, COMPLIANCE WITH THE REQUIRED ARCHITECTURAL ARTICULATION STANDARDS FOR BUILDING FAÇADES, WHEN IT CAN BE CLEARLY DEMONSTRATED THAT BOTH THE HORIZONTAL AND VERTICAL WALL AND SCREEN PLANES OF A BUILDING'S FACADE CANNOT BE SEEN OFF-SITE FROM ADJACENT CONSERVATION LANDS, PUBLIC RIGHT-OF-WAYS, BEACHES OR OTHER SURROUNDING LAND USES. PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 16-001 was adopted, in part, to established specific mandatory architectural design standards for the redevelopment of buildings devoted to resort housing, multifamily, commercial and institutional use; and

WHEREAS, Certain architectural articulation requirements to the facades of buildings are required in order to reduce the appearance, size and mass of buildings so they do not appear large or monolithic in size when viewed from off-site; and

WHEREAS, City Council directed the Planning Commission and Staff to draft legislation amending the Land Development Code by exempting the facades of buildings from the articulation requirements if they are only visible from the interior of the property they are located on and not from nearby conservation lands, public right-of-ways beaches or other surrounding land uses; and

WHEREAS, Compliance with the architectural articulation requirements to the horizontal and vertical planes of building facades that can only be viewed from the property they are situated on would be optional not mandatory; and

WHEREAS, all required public notices and public hearings for this amendment have been properly given and held.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Sanibel, Florida:

SECTION 1. The Sanibel Code of Ordinances, Part II, Subpart B — Land Development Code, Chapter 86, "Development Standards", Article III, "Residential", Division 3, "Unified Residential Housing (Cluster Housing) and Multifamily Housing", Subdivision III, "Multifamily Housing", Section 86-169 Architectural design standards and examples is amended with the following additions indicated by underlining, to read as follows:

- (4) d. Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed off-site from adjacent conservation lands, public rights-of-way, beaches or other surrounding land uses; compliance with the articulation standards of (4) b. of this Section is considered optional and not mandatory.

SECTION 2. The Sanibel Code of Ordinances, Part II, Subpart B — Land Development Code, Chapter 86, "Development Standards", Article III, "Residential", Division 3, Unified Residential Housing (Cluster Housing) and Multifamily Housing, Subdivision III, Multifamily Housing, Section 86-169 Architectural design standards and examples is amended with the following additions indicated by underlining, to read as follows:

- (4) d. Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed off-site from adjacent conservation lands, public rights-of-way, beaches or other surrounding land uses; compliance with the articulation standards of (4) b. of this Section is considered optional and not mandatory.

SECTION 3. The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 126, "Zoning", Article XII, "Resort Housing District", Section 126-639 Architectural design standards and examples is amended with the following additions indicated by underlining, to read as follows:

- (4) d. Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed off-site from adjacent conservation lands, public rights-of-way, beaches or other surrounding land uses;

compliance with the articulation standards of (4) b. of this Section is considered optional and not mandatory.

SECTION 3. The Sanibel Code of Ordinances, Part II, Subpart B – Land Development Code, Chapter 126, Zoning, Article XIV, Supplementary District Regulations, Division 5, Commercial and Institutional Uses Generally, Section 126-1028 Architectural design standards and examples is amended with the following additions indicated by underlining, to read as follows:

- (4) d. Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed off-site from adjacent conservation lands, public rights-of-way, beaches or other surrounding land uses; compliance with the articulation standards of (4) b. of this Section is considered optional and not mandatory.

SECTION 4. Codification. In Article III, Chapter 86, Subpart B of the Sanibel Code of Ordinances, Section 86-169 is hereby amended. In Article XII, Chapter 126, Subpart B of the Sanibel Code of Ordinances, Section 126-639, and Article XIV Supplementary District Regulations, Division 5. Commercial and Institutional Uses Generally; Section 126-1028 is hereby amended. This ordinance shall be deemed an amendment to the Sanibel Code of Ordinances and shall be codified in the Sanibel Code of Ordinances as such an amendment.

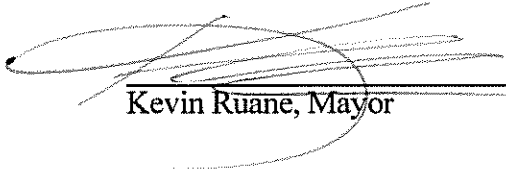
SECTION 5. Conflict. All ordinances and parts of ordinances in conflict herewith shall be and the same hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

SECTION 6. Severance. If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

SECTION 7. Effective Date. This ordinance shall be effective immediately upon adoption.

DULY PASSED AND ENACTED by the Council of the City of Sanibel, Florida, this 10th day of September, 2016.

AUTHENTICATION:


Kevin Ruane, Mayor


Pamela Smith, City Clerk

APPROVED AS TO FORM:


Kenneth B. Cuyler, City Attorney

9/10/16
Date

Publication and Hearing Dates:

First Reading: August 2, 2016
Publication Date: August 31, 2016
Second Reading: September 10, 2016

Vote of Council Members:

Ruane	<u>yea</u>
Denham	<u>yea</u>
Goss	<u>yea</u>
Harrity	<u>yea</u>
Jennings	<u>yea</u>

Date Filed with City Clerk: September 10, 2016