













DEVELOPMENT STANDARDS

10.0. ARCHITECTURAL ELEMENTS

These architectural elements are intended to promote building articulation and good building and site design. The Citywide Design Standards do not require the implementation of a particular architectural style. However, the design standards encourage the design of buildings with a coastal ambiance loosely based on features of the Florida Vernacular style.

10.0.1. Architectural Elements Required: Table 8-1. below indicates the number of architectural elements required to be applied to the elevations and/or site based on the future land use of the subject parcel. List the required number of architectural elements on the elevation drawings. Refer to Section 2.2 for other information required on the elevation drawings.

Table 10-1. Architectural Elements Required

Future Land Use Designation	Number of Required Architectural Elements
CG, CL, CH, ROI, I, MU, O	5 plus 1 additional element if parking is located in front of building
CS, LI, HI, PIP	3 plus 1 additional element if parking is located in front of building
RL, RM, RH, RGC	4 plus 1 additional element if parking is located in front of building

1. Standing seam metal roof or green (vegetative) roof for 75% of roof area,
2. Vertical, rectangular windows - At least 50% of the window area on front building face,
3. Horizontal wood siding or stucco with horizontal groove line pattern between 4” and 12” or stacked stone. Must cover at least 5% of the front building face area,
4. Arbor / Pergola / Trellis / Decorative Screens or Panels,
5. Tower / Clock Tower / Bell Tower - (min. 2:1, height: width),
6. Bahama shutters - (Refer to Definitions),
7. Side window shutters - Shutters must be proportional to the size and shape of window so that they appear as functioning shutters,
8. Sloped primary roof with an overhang that is at least 3 feet,
9. Square columns spaced no greater than 1.5 the height of the column,
10. Porch / Portico,
11. Wood style railing (picket or Chippendale style),
12. Arcade/Loggia/Colonnade,
13. Cupola / Wall or Roof Dormers,
14. Brackets under roof eaves / Exposed rafter tails,
15. Balconies / Bay windows,
16. Stone / Concrete / Brick pavers (350 sq. ft., min.),
17. Usable Open Space - Pedestrian courtyard, plaza, or green space with seating or tables with seating. At least .5% (.005) of site area or at least 2,000 sq. ft., whichever is less. Site area does not include upland preserve areas, lakes, or future phases,
18. Canopy / Awning,
19. Arched colonnade, porch, portico, or wall openings,
20. Expression lines that cover at least 30% of one side of a building face area (1/2” wide and deep, min.),
21. Raised cornice over doors and/or windows / Raised cornice under sloped roof soffit,
22. Medallion/s (on front and at least one side),
23. Exterior sculpture or other public or private art (art not visible to public does not count toward City Public Art requirement),
24. Display windows (See Definitions),
25. Green (vegetative) walls covering at least 25% of the building face area of the east and west walls,
26. LEED Certified Building.

MATERIAL SELECTIONS



PRIMARY COLOR
SW 962I W/ TEX-COTE FINISH
“CLEAN SLATE”



ACCENT COLOR
SW 760I W/ TEX-COTE FINISH
“DOCKSIDE BLUE”



METAL CANOPIES
DREXEL®
“ZINC”



PRIMARY COLOR
SW 7657 W/ TEX-COTE FINISH
“TINSMITH”



GLAZING
VITRO® “SOLAR BAN RIOO
CLEAR” W/ LOW-E COATING



**MULLION
FINISH / TRIM**
ANODIZED
ALUMINUM

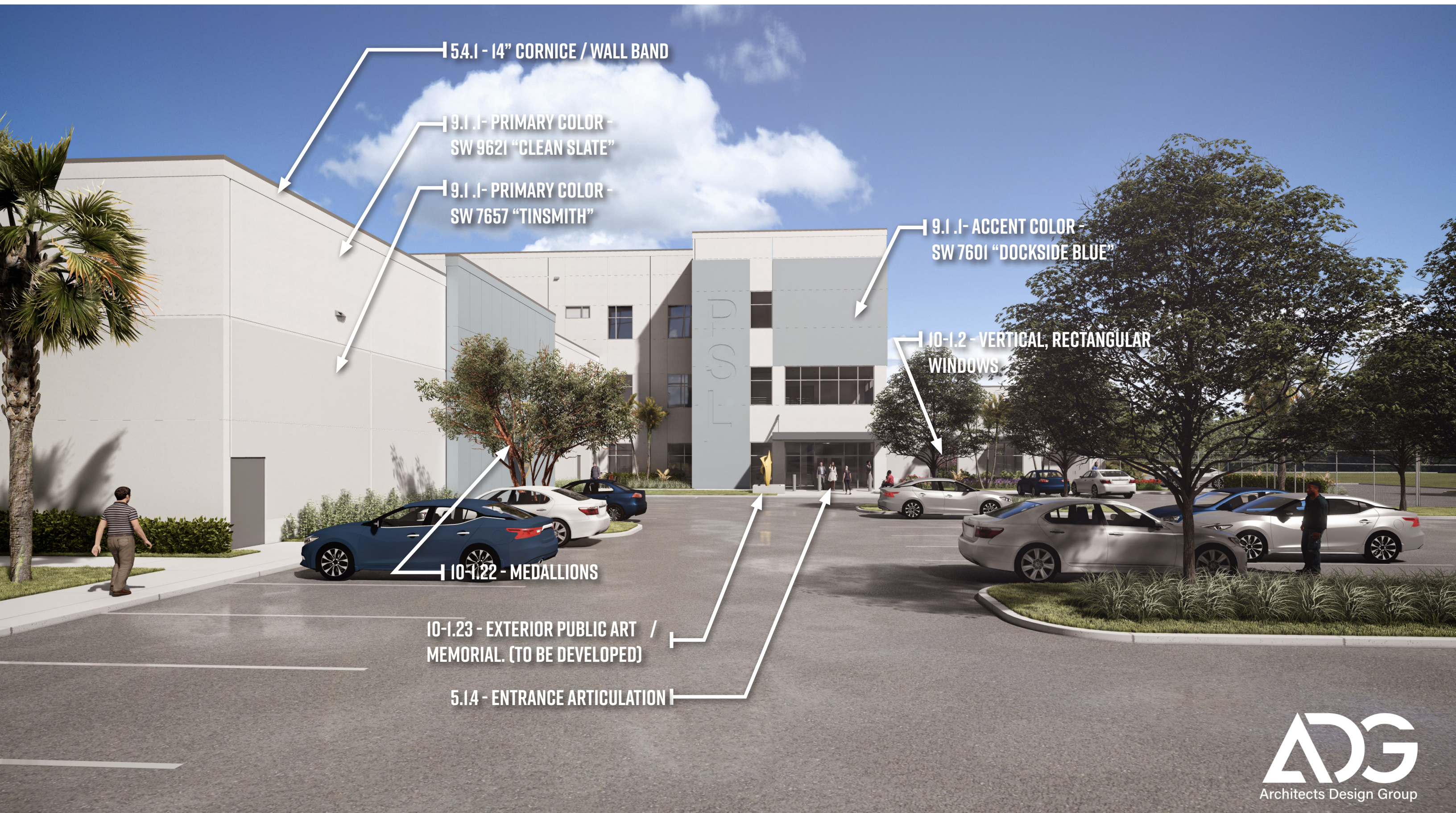
DEVELOPMENT STANDARDS - VARIANCE REQUIRED

5.4. FLAT ROOFS

5.4.1. Flat Roof Design

Flat roofs may be used provided one of the following conditions is met:

1. Peaked or pitched sloped roof elements shall extend at least 25% of the length of the front and two sides of the building. A cornice or wall band that is at least 14” in height shall be provided at the top of wall.
2. A green (vegetative) roof shall cover at least 75% of the roof area. A parapet wall or railing shall be provided.



5.4.1 - 14" CORNICE / WALL BAND

9.1.1- PRIMARY COLOR -
SW 9621 "CLEAN SLATE"

9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS

10-1.22 - MEDALLIONS

10-1.23 - EXTERIOR PUBLIC ART /
MEMORIAL. (TO BE DEVELOPED)

5.1.4 - ENTRANCE ARTICULATION



5.4.2 - ROOFTOP MECHANICAL
EQUIPMENT SCREENING

5.4.1 - 14" CORNICE / WALL BAND

9.1.1- PRIMARY COLOR -
SW 9621 "CLEAN SLATE"

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS

10-1.16 - CONCRETE PAVERS
10-1.17 - USABLE OPEN SPACE

10-1.23 - EXTERIOR PUBLIC ART
/ MEMORIAL. TO BE DEVELOPED

5.14 - ENTRANCE ARTICULATION

10-1.22 - MEDALLIONS

10-1.18 - CANOPY
9.2 METAL ROOF COLOR
ZINC

10-1.20 - EXPRESSION LINES



5.4.1 - 14" CORNICE / WALL BAND

5.4.2 - ROOFTOP MECHANICAL
EQUIPMENT SCREENING

9.1 .1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

9.1 .1- ACCENT COLOR -
SW 9621 "CLEAN SLATE"

10-1.18 - CANOPY
9.2 METAL ROOF COLOR -
ZINC

PLAZA DESIGN ELEMENTS TBD

10-1.16 - CONCRETE PAVERS
10-1.17 - USABLE OPEN SPACE

10-1.23 - EXTERIOR PUBLIC ART
/ MEMORIAL. (TO BE DEVELOPED)

5.1.4 - ENTRANCE ARTICULATION

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS

9.1 .1- PRIMARY COLOR -
SW 7657 "TINSMITH"

ADG
Architects Design Group



5.4.1 - 14" CORNICE / WALL BAND

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS

9.1.1- PRIMARY COLOR -
SW 9621 "CLEAN SLATE"

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

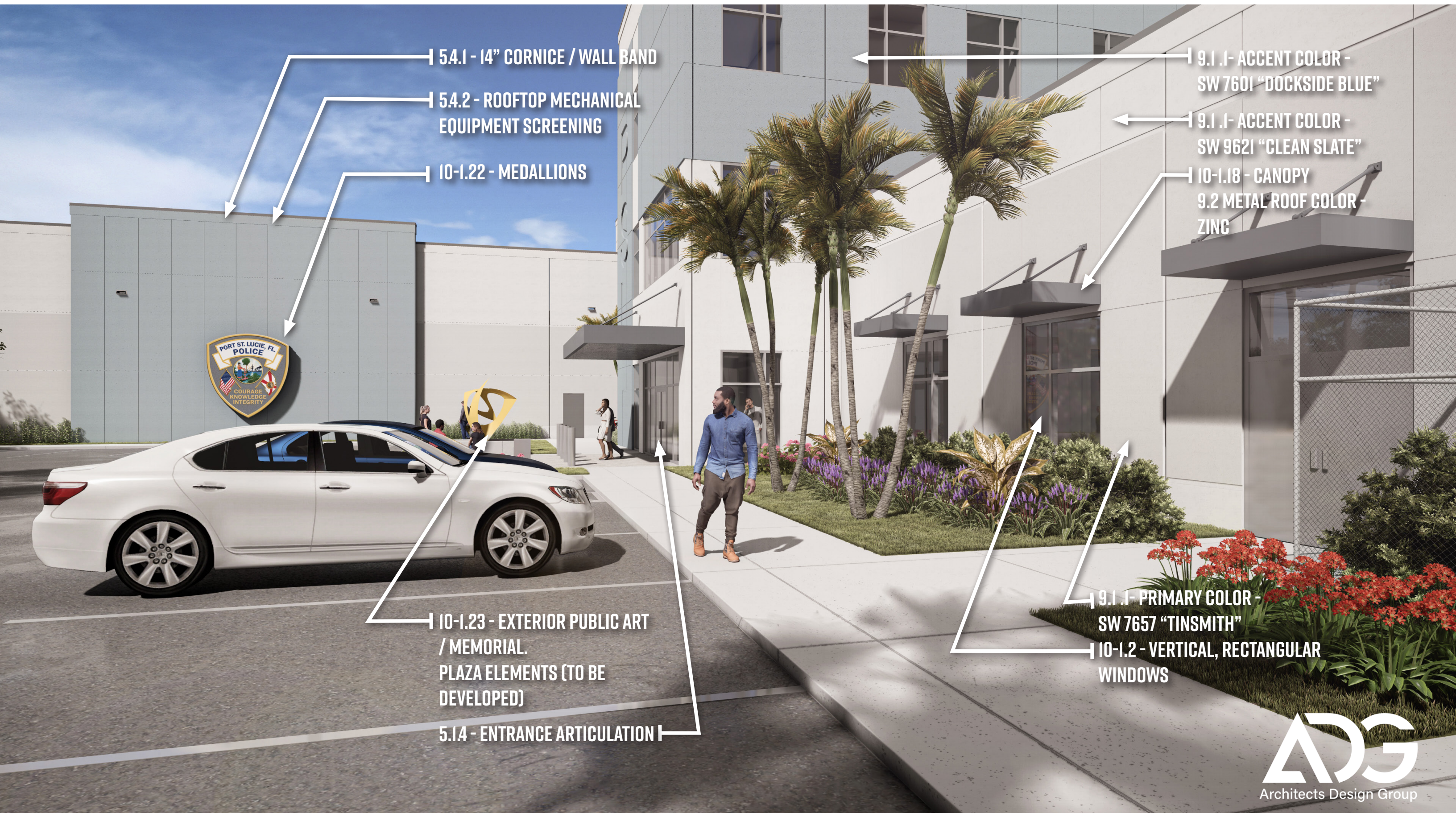
10-1.22 - MEDALLIONS

10-1.22 - MEDALLIONS



9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

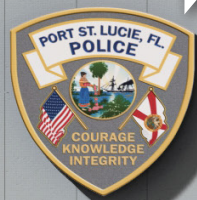
10-1.18 - CANOPY
9.2 METAL ROOF COLOR -
ZINC



5.4.1 - 14" CORNICE / WALL BAND

5.4.2 - ROOFTOP MECHANICAL
EQUIPMENT SCREENING

10-1.22 - MEDALLIONS



10-1.23 - EXTERIOR PUBLIC ART
/ MEMORIAL.
PLAZA ELEMENTS (TO BE
DEVELOPED)

5.1.4 - ENTRANCE ARTICULATION

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

9.1.1- ACCENT COLOR -
SW 9621 "CLEAN SLATE"

10-1.18 - CANOPY
9.2 METAL ROOF COLOR -
ZINC

9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS



54.1 - 14" CORNICE / WALL BAND

10-1.22 - MEDALLIONS

9.1.1- ACCENT COLOR -
SW 9621 "CLEAN SLATE"

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

10-1.2 - VERTICAL, RECTANGULAR
WINDOWS

9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

5.4.1 - 14" CORNICE / WALL BAND

10-1.2 - VERTICAL,
RECTANGULAR WINDOWS

9.1.1- ACCENT COLOR -
SW 7601 "DOCKSIDE BLUE"

9.1.1- ACCENT COLOR -
SW 9621 "CLEAN SLATE"

9.1.1- PRIMARY COLOR -
SW 7657 "TINSMITH"

10-1.18 - CANOPY
9.2 METAL ROOF COLOR -
ZINC