

Land Development Standards & Architectural Guidelines

GENERAL PURPOSE:

This chapter is an integral part of the proposed 2005 Punta Gorda Citizens master plan. It prescribes general Land Development Standards. It describes clear parameters for the implementation of the master plan, set up the goals and objectives of the design vision, and illustrates the design rules guaranteeing its delivery.

The master plan calls for a mixed-use development -with districts where shopping, working, and living facilities co-exist in predetermined proportions. The

proposed land use mix insures the security and livability of its public spaces on a twenty-four hour basis.

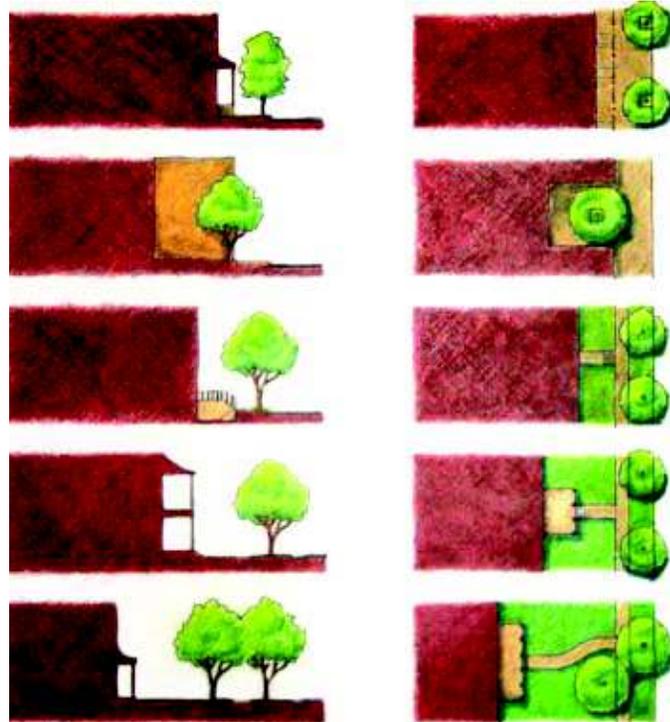
These standards are written to provide a set of minimum requirements for the management and implementation of projects within the Regional Center area. The standards here proposed describe the vision, its building types, streets, public spaces, spatial configuration, parking, landscape, and architecture.

A. Urban to rural housing
traverse

THE VISION:

The Punta Gorda region must be conceived as a designed environment where housing, civic services, landscape, historic architecture, generic big-boxes, boutique retail, convenience services, out-parcels, live/work units, and offices are fused to produce an exciting pedestrian experience.

Its conceptual basis denotes a fundamental departure from the contemporary model. Plans shall NOT be configured as typical housing or shopping areas with: a repetitive number of units of similar design, a linear single-loaded arrangement of anchor stores and boutique retail, front-loaded parking,



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or front out-parcels with highway visibility. On the contrary, this “Regional Center” shall be configured as a collection of architecturally defined public spaces enhancing the experience of pedestrians and creating automobile interest -at lower speeds.

Therefore:

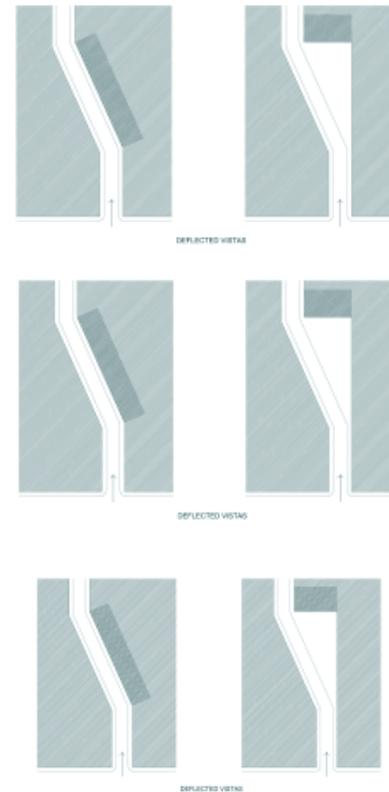
1. It is crucial to differentiate every building unit from its neighbor. No two buildings of the same design shall be placed side by side.
2. Housing units shall achieve a variety in design, area, provided amenities, style, and other features. Housing units shall adhere to the urban-to-rural gradient described within the text of this report.
3. In commercial districts, it is important to preserve the anchor store – boutique retail relationship of the conventional shopping center. Nevertheless, this traditional configuration shall give shape to pedestrian-friendly streets and identifiable public spaces.

B. Terminated and deflected street vista diagrams

4. Building types shall be recognizable and composed of: detached houses, semi-detached houses, townhouses, and apartments; office buildings; civic buildings; park and recreation facilities; anchor stores, retail-only buildings, mixed use retail/office buildings, live/work units, and out-parcel buildings designed to supply the needs of the automobile.
5. A collection of public open spaces shall be joined by the Punta Gorda street network. These public open spaces may contain retail-only buildings and/or buildings encouraging the creation of community. All public spaces shall be delineated by mixed-use buildings (with at least a combination of retail and offices), live/work units, and housing.

6. Parking shall occur in the rear of buildings. Clear connections must be provided between the parking areas and the front of the building. Parallel parking areas shall be provided on primary streets in order to create the perception of parking availability. Parking garages shall be invisible from the public space. The use of liner-buildings along the perimeter of parking garages is highly encouraged.
7. Architectural diversity shall be accomplished by means of: color contrast, construction materials, the inclusion of semi-public space in live-work units and stores, roof composition, signage, proportions, and miscellaneous landscape.

8. Spatial perception must take priority. The use of perspective, termination of vistas, and purposeful changes of direction must be exploited to enhance the pedestrian experience.



B.

- A. Anchor store example
- B. Live/Work example

BUILDING TYPES:

The 2005 Punta Gorda Citizens master plan shall have a diversity of building types including, but not limited, to the following:

Anchor Stores:

An anchor store is also known as a conventional generic Big-Box or as a destination shopping structure.

Anchor stores shall occupy no more than 75,000 sq. ft. of gross area.

Their building height shall have a minimum of 25 ft. and shall not exceed 35 ft. to the top of the parapet or to the cornice line.

An unobstructed semi-public roofed open space, with a minimum of 25 ft. and a maximum of 35 ft. in depth, shall occupy at least 75% of its building frontage.

Electronic signs, LED screens, and painted billboard iconography are allowed only on the surface walls of the unobstructed semi-public roofed open space.



A.

Roof signs shall not exceed one-half the overall building height.

The distance between the main entrances of two different anchor stores shall not be less than 650 linear feet.

Mixed-use Retail/Office Building:

Limited retail and office uses are allowed on all floors of a mixed-use retail/office building.

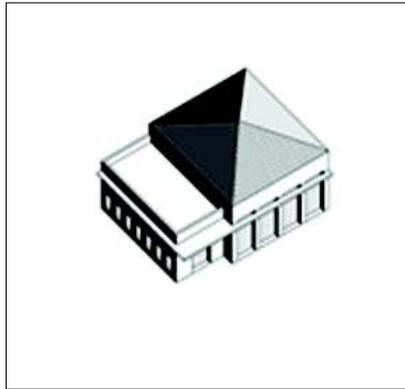
A mixed-use retail/office building shall have a maximum length of 300 ft. A building separation of no less than 12 ft. shall exist between two adjacent mixed-



B.

use Retail/Office buildings.

The height of a mixed-use retail/office building shall be a minimum of 25 ft. Maximum height limitations shall comply with those of the existing Punta Gorda LDR's (Land Development Regulations). The ground floor shall be no less than 14 ft. from finished floor to finished ceiling and shall have no less than a 75% transparency. The transparency requirement shall be configured as a storefront with the following components: a shaft, a bulkhead, a transom, a display window, an entry, and a base.



C.

Letter signs or electronic signs shall occupy the storefront bulkheads. Watermark signs may be attached to the display windows or to the entries.

Live/Work Buildings:

Limited retail, home office, and residential uses are allowed on a live/work unit. However, only residential uses are permitted above the second floor.

A live/work building shall have a maximum length of 300 ft. A building separation of no less than 12 ft. shall exist between two adjacent live/work buildings.

The height of a live/work building shall be a minimum of 25 ft. Maximum height limitations shall comply with those of the existing Punta Gorda LDR's (Land Development Regulations). The ground floor shall be no less than 14 ft. from finished floor to finished ceiling and shall have no less than a 75% transparency.

Signage shall be limited to the storefront bulkheads, if any. Watermark signs may be attached to display windows or entries. Electronic signs are not allowed.

Retail-Only Buildings:

Only limited retail is allowed on a retail-only building.

A retail-only building shall be located facing an open public space (green, plaza, square, or plinth). However, a retail-only building shall not be placed in the geometric center of any open public space.

A retail-only building shall be limited to a

maximum gross ground floor area of 2,000 sq. ft. —or whatever limits are imposed by the existing Punta Gorda LDR's (Land Development Regulations).

Maximum height limitations shall comply with those of the existing Punta Gorda LDR's (Land Development Regulations). The ground floor shall be no less than 14 ft. from finished floor to finished ceiling.

Electronic signs and lettering signs shall be limited to the storefront bulkheads, if any. Watermark signs may be attached to display windows or entries. Painted billboard iconography is allowed on the surface walls of buildings.

Houses and Apartment Buildings:

Attached, semi-detached, townhouses, and apartment buildings are allowed.

Maximum lot coverage and height limitations shall comply with the existing Punta Gorda LDR's (Land Development Regulations).

C. Retail Only example

- A. A Green
- B. A Plazoleta
- C. A Plaza
- D. A Plinth

OPEN PUBLIC SPACES:

The 2005 Punta Gorda Citizens master plan shall have a variety of enclosed open public spaces including, but not limited to the following:

Green:

A medium size open public space available for unstructured recreation and circumscribed by building facades. Its landscape should consist of grassy areas and well maintained bushes and trees.

Corner Open Setback (Plazoleta):

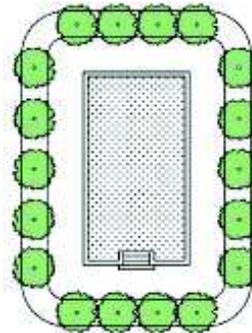
An open public or semi-public space circumscribed by building frontages occupying a corner lot. A *plazoleta*, also known as a *parvis*, should be typically located at the intersection of two important thoroughfares. The minimum depth of a *plazoleta* should be equivalent to 1/2 the height of the building located on its longest side. *Plazoletas* should be paved a minimum of 75%. Its landscape should consist of durable pavement or trees and benches requiring little maintenance.

Plaza:

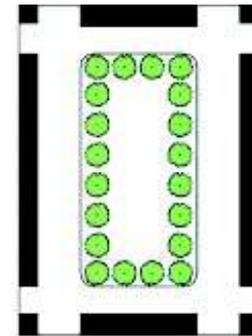
A public space generally located at the center and circumscribed by building facades. Its landscape should consist of durable pavement materials and trees requiring little maintenance and arranged formally. Strong attention should be paid to its variety of pavement materials and textures.

Plinth:

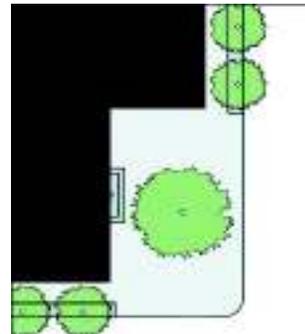
A raised platform occupying a maximum of 1/3 of the gross area of a green, plaza, or square. Its landscape should consist of grassy areas, paved walks, lawns, and trees requiring substantial maintenance. A plinth shall be circumscribed by a wall at least 18 inches high.



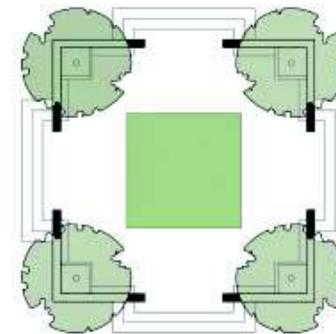
A.



C.



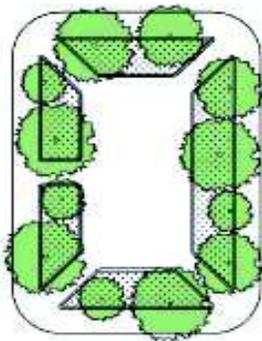
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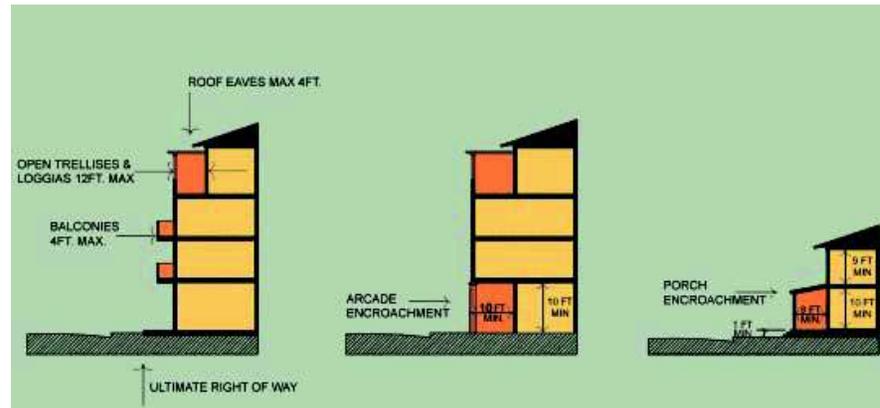
D.

Square:

A public space surrounded by arcades and rarely larger than a block. A square is circumscribed spatially by building frontages. Its landscape should consist of durable paving materials and trees requiring little maintenance or paved walks, lawns, and trees requiring substantial maintenance.



E.



F.

E. A Square
F. Encroachment Diagram

ENCROACHMENTS:

The buildings in the 2005 Punta Gorda Citizens master plan shall acquire their character from a variety of allowable encroachments, including:

Arcades:

A colonnaded building projection into the right of way.

Arcades shall be permitted to encroach onto the public right of way a distance equivalent to the width of the sidewalk.

Balconies:

An above-ground projection into the right of way.

Balconies shall be permitted to encroach onto the public right of way.

Roof Eaves:

An above-cornice line projection into the right of way.

Roof eaves shall be permitted to encroach onto the public right of way a distance equivalent to a maximum of four feet.

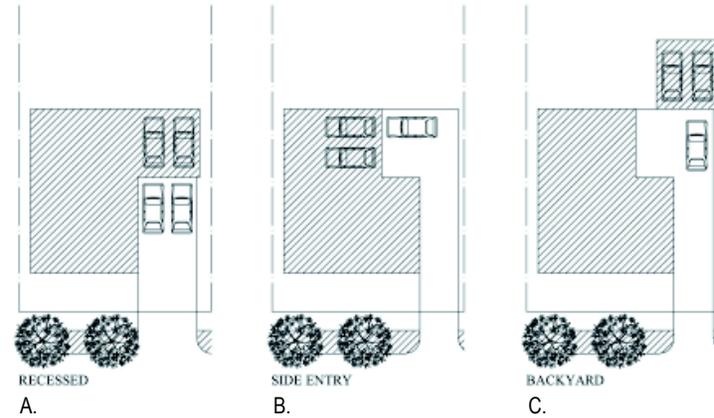
- A. Recessed Parking
- B. Side Entry Parking
- A. Backyard Parking
- B. Parking/Service in Urban Setting

PARKING REQUIREMENTS:

Prior to the issuance of any building, paving, grading and leveling or other permits, certificates of occupancy or certificates of final inspection, a parking plan and a driveway plan, if applicable, must be approved by the City of Punta Gorda and its regulatory agencies. This approval shall be granted on the basis of the Code of Ordinances of the City of Punta Gorda.

All parking, with the exception of allowed on-street parking, shall occur in the rear of buildings or enclosed parking garages.

Service shall occur in the rear of buildings. Service shall not be visible from the public right of way.



D.

ARCHITECTURAL STANDARDS

1. WALLS

- **Arches and piers:** shall be stone, wood, brick, exposed concrete, or stucco. Arches over columns/piers shall have a minimum depth of 12 inches.
- **Building walls:** shall be finished in stone, stucco, wood, brick, exposed concrete, or hardiplank clapboard. There shall be a maximum of two (2) primary building wall materials, excluding windows, doors, accents and trims. These materials shall be appropriate to the building style / building type and shall be consistent on all sides of the building. Building materials used to simulate other building materials shall count as separate building materials provided there is a change in texture, color, and pattern of the finish.
- **Columns and posts:** shall be stone, wood, brick, exposed concrete, steel, cast iron, or stucco. The spacing between columns or posts shall have a height to width ratio of 1:1, 2:1, 2:3, 3:1 or 5:1 or

another proportion that emphasizes the verticality of the building and the verticality of the spacing between columns (intercolumniation). There shall be a maximum spacing of twelve feet (12') between columns/piers. Steel, cast iron, or wood columns or posts shall have a minimum of four inches (4") in width or depth; all other columns or posts shall have a minimum of twelve inches (12") in width or depth.

- **Garden walls and fences:** shall use wood, aluminum pickets, stone, stucco, or landscaped hedges (see below). Gates to garden walls shall be wood or metal.
- **Hedges:** landscape hedges along the public right-of-way shall not exceed three feet (3'); landscape hedges on the required setbacks, on the lot sides, and the lot rear shall not exceed six feet (6') in height.

2. ATTACHMENTS

- **Arcades/galleries or porches:** shall be stone, wood, brick, exposed concrete, steel, cast iron, or stucco. They shall be no less than eight feet (8') in depth.
- **Awnings:** shall have a metallic armature covered with a canvas membrane. Awnings shall be sloping rectangles without bottom soffit panels. Awnings shall not be internally backlit.
- **Balconies and railings:** shall be made of wood, cast iron, or aluminum. Balconies that cantilever shall be structurally supported by brackets.
- **Decks:** shall be located in rear yards only, and painted or stained –except walking surfaces which may be unpainted. Decks shall be wood or exposed concrete.
- **Loggias:** shall occupy no more than 80% of the building frontage (loggias shall occur on the upper floors of any building).
- **Stoops:** shall be made of wood, stone, or exposed concrete.

- **Trellises:** shall be wood or metal. Spacing between columns or posts shall emphasize vertical proportions (see: columns and posts).

Yard equipment: including HVAC, utility meters, clotheslines, cisterns, satellite dishes, play equipment, hot tubs, shall not be permitted at building frontages and shall be screened from public view with hedges or garden walls.

3. ROOFS

- **Dormers:** shall be habitable and operable and shall have gable, shed or hipped roofs.
- **Eaves and rafter tails:** eaves shall be continuous. Eaves which overhang less than 8 in. shall have a closed soffit. Eaves which overhang more than 8 in. shall have exposed rafters. The tip of any rafter tail shall not exceed 6 in. in depth.
- **Flat roofs:** shall be commercial type roofing. Decorative parapets are encouraged. Roof mounted electrical, mechanical, air conditioning, and communication equipment shall be screened from adjacent properties and streets.
- **Skylights:** shall be flat mounted -only on the rear slope of the roof.
- **Gutters and downspouts:** Roof eaves shall be guttered to promote a pedestrian friendly environment. Gutters must be built of durable materials and integrated into the architectural design of the building.

4. OPENINGS

- **Sloped roofs:** shall be clad in slate, galvanized metal, concrete tiles, or wood shingles. Flat asphalt shingles are not permitted. Roof penetrations shall not occur on the front slope of the roof.
- **Splash blocks:** shall be stone, gravel, concrete, or brick.
- **Vents and attic ventilators:** shall be painted to match the color of the roof except with those made out of metal which may be left natural.
- **Blank walls:** where blank walls are unavoidable, due to the requirements of a particular land use or structural needs, they shall not exceed a length of twenty-five feet (25'), or twenty percent (20%) of the length of the building facing the street, whichever is less. Blank walls shall be treated with signage, trellises, built-in benches in front of the walls, with climbing vines, or with other planting materials covering at least 30% of the blank wall surface.
- **Doors:** shall be made of painted wood, embossed steel or fiber-glass with wood veneer.
- **Glass:** shall be clear. The use of colored glass shall require an administrative approval from the City of Punta Gorda.
- **Garage doors:** shall have a maximum of 9 ft. in width.
- **Screens:** shall cover the exact openings. Screens may cover a porch area from roof to ceiling.
- **Sills and Lintels:** should generally align to create a harmonious façade. Window sills shall receive more emphasis than window lintels to produce a stronger shadow line. The window sill should extend no more than 2 in. beyond the window opening and any surrounding trim.
- **Shutters:** shall be made of wood, cooper, aluminum or any other durable metal. Shutters must be operable and shall cover entire window area. Shutters shall be either louvered or paneled.
- **Storefronts:** shall be made of wood or metal. They shall be composed of a base, an entry, a display window, a transom, a bulkhead, and a building shaft.
- **Window frames:** shall be made of wood, metal, or vinyl and shall be glazed with clear glass. Storm widows, shutters, and screens, if provided, shall be operable and cover entire window area.
- **Window louvers:** shall be made of wood, metal or any other durable material.

5. GENERAL NOTES:

- **Railings:** shall have horizontal top and bottom rails centered on the spindles or balusters. The openings between spindles and balusters shall not exceed 4 inches.
- **Sidewalk seating and benches:** shall not distract or impede the normal circulation of pedestrians. There shall be an unobstructed space of no less than five feet (5') between a storefront and a bench or a table. Benches shall be oriented to afford clear views of storefronts.
- **Storefront lighting:** the inside of a store shall be brighter than its front lighting.
- **Street lighting:** street lights shall be simple rather than ornate and their placement shall not obstruct storefronts. A down light or cut-off lens, with no glare, shall be used whenever possible. Globe-type and cobra-head lighting is preferable.
- **Stucco:** shall be smooth hand-finish; only cement stucco is permitted.
- **Trim:** shall be highest grade lumber; and shall be 3.5 to 6 inches.
- **Wall painted signage:** shall not exceed one half the permitted height of the building. Wall painted signage is limited to letters without pornographic or political content.
- **Wood:** if visible shall be painted or stained with an opaque or semi-solid stain, except walking surfaces which may be left natural.

LANDSCAPE GUIDELINES

GENERAL REQUIREMENTS:

1. All trees must be planted 24 – 32 ft. on center
2. Shade trees or palm trees shall not obstruct storefront views
3. All shade trees must have a 6 in. caliper minimum at time of planting
4. All shade trees must be 8 ft. min. at time of planting
5. Hedges must be 3 ft. min. at time of planting
6. Shade trees shall be limited to sidewalks and parking areas. Shade trees shall be selected from the suggested shade tree list
7. Open public spaces shall have no less than one flowering tree. Flowering trees shall be selected from the suggested flowering tree list
8. Palm trees and ground cover are reserved for parks, open spaces, medians, or important axial entrances
9. There shall be no exemptions

PERMITTED MEDIUM SHADE TREE LIST:

- African Tulip Tree - (*Spathodea campanullata*)
- Apple Blossom Shower - (*Cassia javanica*)
- Bridalveil - (*Caesalpinia granadillo*)
- Buttercup Tree - (*Cochlospermum vitifolium*)
- Ceylon senna - (*Cassia roxburghii*)
- Cockspur Coral Tree - (*Erythrina crista-galli*)
- Coral Cassia - (*Cassia grandis*)
- Copperpod - (*Peltophorum pterocarpum*)
- Golden Tabebuia - (*Tabebuia chrysotricha*)
- Golden Shower - (*Cassia fistula*)
- Green Buttonwood - (*Conocarpus erectus*)
- Guiana Chesnut - (*Pachira aquatica*)
- Jacaranda - (*Jacaranda mimosifolia*)
- Jamaican Dogwood - (*Piscidia piscipula*)
- Queen's Crape Myrtle - (*Lagerstroemia speciosa*)
- Red Silk Cotton Tree - (*Bombax ceiba*)
- Sapodilla - (*Manilkara zapota*)
- Shavingbrush Tree - (*Pseudobombax ellipticum*)
- Silk Cotton Tree - (*Ceiba pentandra*)
- Spanish Cherry - (*Mimusops elengi*)
- Tulipwood - (*Harpulia arborea*)
- Wild Cinnamon - (*Casimiroa edulis*)
- Ylan Ylan - (*Cananga Odorata*)

PERMITTED LARGE SHADE TREE LIST:

- Black Olive - (*Bucida buceras*)
- Black Ironwood - (*Krugiodendron ferreum*)
- Gumbo Limbo - (*Bursera simaruba*)
- Live Oak - (*Quercus virginiana*)
- Mahogany - (*Swietenia mahogani*)
- Paradise Tree - (*Simarouba glauca*)
- Pigeon Plum - (*Coccoloba diversifolia*)
- Pitch Apple - (*Clusia rosea*)
- West Indian Cherry - (*Prunus myrtifolia*)
- Wild Tamarind - (*Lysiloma latisiliqua*)

PERMITTED GATEWAY TREE LIST:

- Australian fan palm - (*Livistona australis*)
- Central Australian fan palm - (*Livistona mariae*)
- Chinese fan palm - (*Livistona chinensis*)
- Coconut Palm - (*Cocos nucifera*)
- Florida royal palm - (*Roystonea elata*)
- Queen palm - (*Syagrus romanzoffiana*)
- Sabal palm - (*Sabal palmetto*)
- Taraw palm - (*Livistona saribus*)

PERMITTED PALM TREE LIST:

- Alexandra Palm - (*Archontophoenix alexandrae*)
- Bailey Palm - (*Copernicia baileyana*)
- Belmore Palm - (*Howea bel*)
- Cabbage Palm - (*Sabal palmetto*)
- Christmas Palm - (*Veitchia spp.*)
- Coconut Palm - (*Cocos nucifera*)
- Date Palm - (*Phoenix dactylifera*)
- Date Palm, Cliff - (*Phoenix rupicola*)
- Date Palm, Pygmy - (*Phoenix roebelinii*)
- Foxtail Palm - (*Wodyetia bifurcata*)
- Hurricane Palm - (*Dictyosperma album*)
- Montgomery Palm - (*Veitchia montgomeryana*)
- Silver Palm - (*Coccothrinax argentata*)
- Pindo Palm - (*Butia capitata*)
- Royal Palm - (*Roystonea elata*)
- Thatch Palm - (*Thrinax radiata*)
- Washington Palm - (*Washingtonia Robusta*)

PERMITTED FLOWERING TREE LIST:

- Golden Tabebuia - (*Tabebuia chrysotricha*)
- Jacaranda - (*Jacaranda mimosifolia*)
- Pink Tabebuia - (*Tabebuia heterophylla*)
- Royal Poinciana - (*Delonix regia*)
- Royal palm - (*Roystonea regia*)
- Red Silk Cotton Tree - (*Bombax ceiba*)
- Wild Cinammon - (*Casimiroa edulis*)

