

# **ENGLEWOOD**

**Community Redevelopment Area**

**SARASOTA COUNTY, FLORIDA**

## **Architectural Design Guidelines**

**Architectural Character**  
**Old Florida Vernacular**  
**- Florida Fishing Village -**



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# Architectural Design Guidelines Handbook

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## **Architectural Design Guidelines Handbook**

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### **INTRODUCTION**



### **CHAPTER ONE**

**Architectural Design Guidelines Handbook**  
**New Construction and Addition/Rehabilitation**

**General:**

The suggested Architectural Design Guidelines are intended as a strong reference framework to assist the property owners, developers, designers and the community as a whole, in understanding the Englewood CRA's goals and objectives for high quality development and rehabilitation within the designated Town Center District and Community Redevelopment Area.

The guidelines are intended to complement the mandatory Site Development requirements under the Sarasota County zoning regulations. This manual will provide several good examples of potential design solutions and may be interpreted with some level of flexibility in their application to specific site conditions.

The guidelines are intended to increase the readers understanding of the local architectural design and at the same time provide for the greatest flexibility and encourage creativity for the new projects that will blend well with historical structures in the community.

Unless there is a compelling reason to the contrary, these guidelines shall be followed. The provisions of this section shall apply to all development in the Englewood CRA Area particularly the Town Center District.

Where structures are identified on the Historic Resources Map, the Sarasota County Design Guidelines for Historic Properties shall be utilized. The intent of this document is to suggest elements that can be incorporated in the design of new construction or rehabilitation of existing buildings. It is not the intent of this document to conflict with the adopted Sarasota County Design Guidelines for Historic Properties.

The goals of these guidelines are to preserve, restore and enrich the existing environment by reinforcing the traditional character of the old downtown and add to the central business district the "sense of place". Create through the process of unified design guidelines, a harmonious background for the future built environment.

## **Architectural Design Guidelines Handbook**

### **Purpose**

The guidelines promote an “Old Florida” vernacular and attempt to preserve the significant local architecture and heritage of Englewood that is consistent with an old fishing village.

### **Goals and Objectives**

Promote a consistency in the proposed architectural design & development standards.

Promote an awareness of the local heritage and the architectural character in the Englewood area - (Old Fishing Village by the Bay).

Promote revitalization of businesses through creating a “sense of place” in the downtown area.

Note: Cortez Fishing Village and Spanish Point are also good historic examples.

### **Architectural Character**

Convey information about **characteristic features** typical to the Old Florida Vernacular.

### **Building Forms, Building Types, Decorative Elements**

Building Form: Single Pen, Dog Through, Front Porch, Four square, etc.

Building Types: Bungalow, Victorian, Anglo-Caribbean, Plantation, etc.

Not all examples of building forms and types illustrated are locally applicable.

### **Rehabilitation, Appropriate Additions and Maintenance**

This Booklet conveys information about how contemporary buildings or new construction should be encouraged (and not be discouraged), as long as their **scale, character and materials** compliment the architectural concept existing in the Englewood Town Center.

Refer to the historic structures shown on the Historic Resource Map and other examples in communities like Punta Gorda, Florida and the Towles Court of Sarasota, Florida. Two newer communities that served as great resources for the development of these guidelines are: Seaside Community in Destin, Florida and Celebration in Orlando, Florida.

### **Appendix**

Located in the appendix is information about set procedures, required application, design and how to comply with a development if the building and the property is part of the area’s Architectural Design Guideline – Town Center – Old Florida Fishing Village - Theme Districts.

Other section in the guidelines appendix will give information about general evaluation, the local C.R.A., other local organizations and Agencies providing assistance and answer questions regarding site development, architecture, definitions, standards and other code requirements, as well as local contacts.

## **Architectural Design Guidelines Handbook**

### About Florida Vernacular Architecture:

One of today's positive architectural developments is that there is renewed interest in the history of a community and the legitimate design influence of historic structures.

Architects, Designers, Builders and others look for more richness and meaning in the built environment, to replace inappropriate styles - which lack the sense of place. This in turn leads to a more detailed study of local and regional traditions.

With this new understanding of historic context, forms and design appropriate to local climate forces, nature, regional culture and newly available technology, design professionals are able to add new buildings to the architectural heritage that blend well with the older structures.

Vernacular architecture or popular (of indigenous character) is more like a native language particular to a region or a specific place. This traditional architectural language includes many types of buildings: from the single room house to plantation, from farmhouse to the townhouse. All original houses include open porches, shady verandas for air movement and had in common the simplicity of the early architectural plan with the bare essentials.

The goal of this handbook is to convey the design elements necessary to reconnect to Englewood's historic heritage. A good design with good planning requires several elements and considerations in order to lead to a successful sense of community and rich Town Center life. Some of the overall considerations should be:

- Encourage through design a pedestrian friendly environment rather than vehicular.
- Encourage residential, commercial/retail and mixed-use buildings creating a sense of unified neighborhoods, hubs and destinations (not strip centers or spot developments).
- Take advantage of the local assets, not only historic, but also cultural, civic, many area parks and the proximity to the bay front.

Englewood's renewed sense of community should lead to the development of a strong Town Center plan with the focus on the village core and a unified concept. It is suggested that the one mile long section of Dearborn Street (between Old Englewood Road and SR776) and the adjacent downtown streets should receive the appropriate functional designation. For example three apparent sections:

East section, the Business District,

Central section, the Civic and Cultural District (with the library, and Lemon Bay Playhouse) and the

West section, the Shopping District (with restaurants, galleries & retail).

## Architectural Design Guidelines Handbook

### **Zoning Ordinance** (Sarasota County – Update: 2/20/03) Review Outline

#### 4-27. Commercial Transition Overlay District (CTOD)

The former “Arts & Office Overlay District” has the objective to encourage home based business, art gallery, artist studio, B & B establishments, low-intensity office and other professional use. This adopted standard will permit mixed land uses and activities in a concentrated area to attract residents and visitors. Internal sidewalks, pathways are encouraged between separate activities or ownerships.

#### 4-30. Minimum Off-Street Parking (CTOD)

The total number of required parking, per Section 7.1, may be reduced up to 50%.

#### 4-32. Main Street Overlay District (MSOD)

This District is intended to encourage the redevelopment of a Town Center identity and to revitalize the area within the district boundaries.

- Permitted Uses

Refer to section 5.1 and the additional uses as follows:

-Bed and Breakfast with residential character, Outdoor Farmers Market, etc. including mix use.

- Prohibited Uses

-Automobile service station, Car wash, Retail outlets for sale of automotive parts, Fast food restaurants, Drive-thru Banks/Cleaners/Businesses.

- Residential Density

Residential Dwelling Units: Maximum of 13 units per acre.

- Yard Requirements

-Front: New nonresidential structures shall be set back no further than five feet for a minimum of 50 percent of the building width facing the street. The remaining portion of the structure may be set back as far as desired.

#### 5-8. Developments with Multiple Principal Uses

Refer to the conditions listed under section 5.2a(4).

#### 6-7. Residential Development District

Refer to the new district RE-3 where lots are 15,000-20,000 SF (80-100 feet wide).

#### 7-6. Off-Street Parking Requirements

Refer to Base Zoning schedule for required parking.

7-7. Arts and Office Overlay District (AOOD)

Single and Multifamily dwellings, Bed and Breakfast, and Childcare centers will continue to be permitted.

7-8. Screening for Parking

Appropriate materials shall be used to screen parking areas (picket fences, landscaping, etc.) No concrete straight walls, brick materials, or masonry decorative elements may be used.

7.8 Architectural and Design Standards

a. Purpose and Intent

1. To supplement existing development standards with specific criteria.
2. In areas of high visibility, high image and attractiveness attributing to community character.
3. Create community identity through architectural and visual enhancement.
4. Enhance quality of life.
5. Provide appropriate screening to service areas.
6. The standards and guidelines, together with safe design for vehicular and pedestrian traffic, must create a comprehensive scheme consistent with Sarasota County Comprehensive Plan and Zoning regulations.

b. Applicability

1. New Construction- refer to Section 3.8 and the LDR Chapter 74. Certain commercial uses are included.