Board of County Commissioners

Proposed Design Standards

for the Community Redevelopment Area

Tuesday, January 28, 2025

Treasure Coast Regional Planning Council

Previous Design Standards

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12.1.00

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12.1.01.C	Function of Redevelopment Code; consistency with other regulations
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Martin County
Land Development
Regulations

ARTICLE 12

Community
Redevelopment
Areas (CRAs)

Division I – "Preamble"

Framework

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12.1.00

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This effort does not include changes to existing standards such as height, lot coverage, permitted uses, etc. covered in Division 1.

Division I – “Preamble”

Items to Address in Current Architectural Styles Standards

- ❑ Include more styles available in more of the CRAs
- ❑ Improve coordination with the Frontage Type requirements and architectural styles
- ❑ Improve language to address commercial/multifamily structures vs single family homes
- ❑ Include illustrative examples (i.e. photos and drawings)

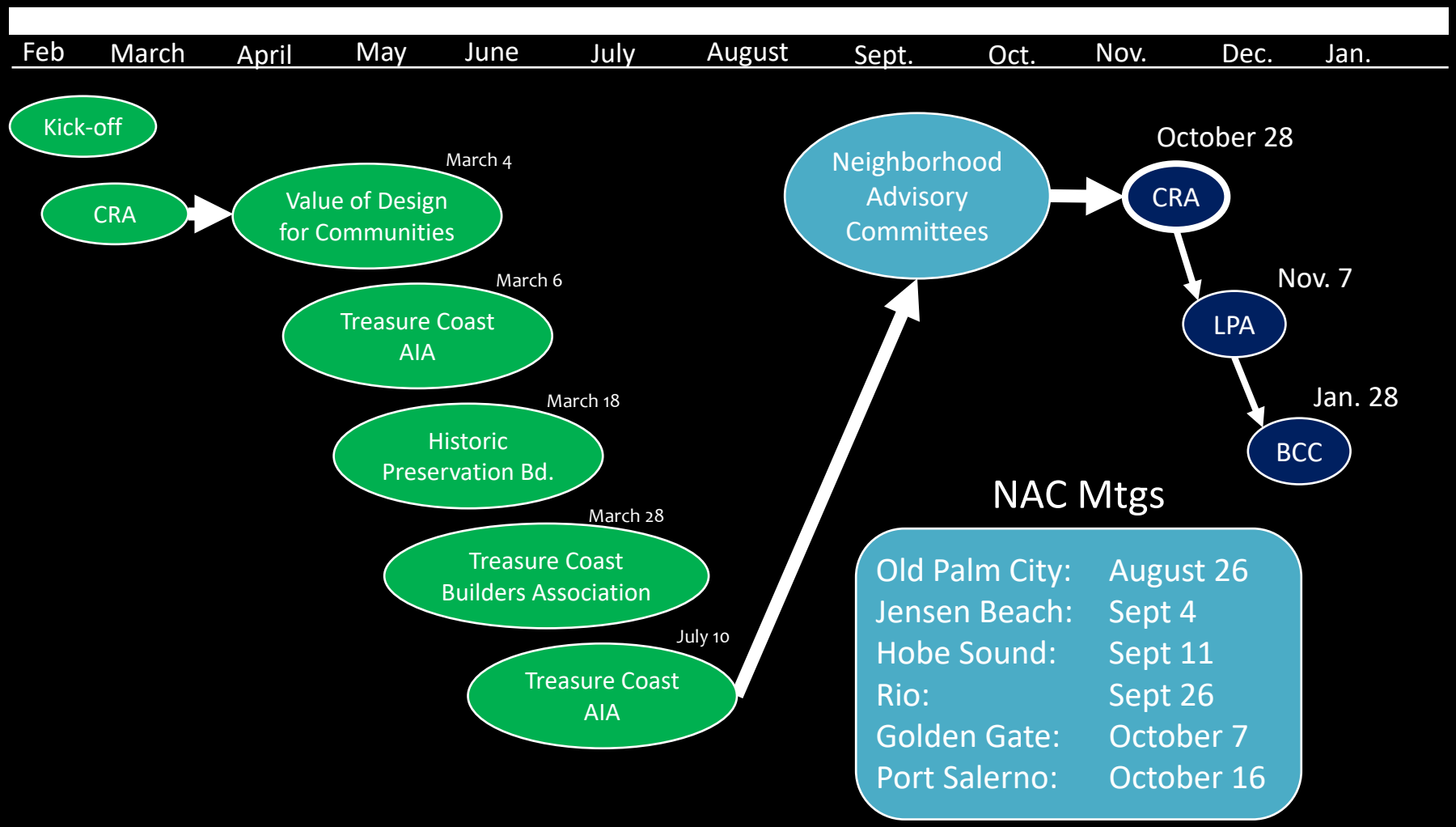
Previous Design Standards

2004 - 2019
Community Redevelopment Overlays
Sec. 3.261

Adopted by all CRAs 2021
Community Redevelopment Code
Article 12
(Did not include updates to the Architectural Standards)

Now
Architectural Standards of the Community Redevelopment Code
Article 12

Process


Feb
March
April
May
June
July
August
Sept.
Oct.
Nov.
Dec.
Jan.
Kick-off
CRA
March 4
Value of Design for Communities
March 6
Treasure Coast AIA
March 18
Historic Preservation Bd.
March 28
Treasure Coast Builders Association
July 10
Treasure Coast AIA
Neighborhood Advisory Committees
October 28
CRA
Nov. 7
LPA
Jan. 28
BCC
NAC Mtgs
Old Palm City: August 26
Jensen Beach: Sept 4
Hobe Sound: Sept 11
Rio: Sept 26
Golden Gate: October 7
Port Salerno: October 16

Draft 06-26-2024

Martin County CRA

Design Standards Reference guide

June 2024

PREPARED BY THE
TREASURE COAST REGIONAL PLANNING COUNCIL

NEW MONROVIA ONE-ROOM SCHOOLHOUSE

The New Monrovia One-Room Schoolhouse was built in 1930 and was one of the first schools built in Martin County to educate African-American children. It was initially thought that this storm-damaged school, which is so important to the African-American community and Martin County, could not be saved. However, the General Services Division of Martin County conducted an extensive reconstruction and restoration effort designed to preserve this historic treasure for future generations. It is believed to be the only surviving one-room schoolhouse on the Treasure Coast. [7]

PORT SALERNO

The St. Lucie Inlet and Manatee Pocket provided an ideal harbor for fishermen working the Atlantic Ocean and is the principle reason Port Salerno was settled. By the 1920's Port Salerno was an active fishing port supporting wholesale saltwater fish houses. At its height, the fishing industry supported up to eight working fish houses in Port Salerno.

Port Salerno's commercial core grew at the center of the port activity along AIA, which included a block of one-story commercial buildings that survives today. During the growth of the fishing economy in Port Salerno, residential neighborhoods were built surrounding the port. The earliest residential development occurred in the 1920's and is reflected in the few remaining residential homes of that period as well as the platted grid system of streets and square blocks that defines the New Monrovia neighborhood and the neighborhoods west of AIA. [5]

FLORIDA VERNACULAR CHARACTERISTICS

- Pitched roof
- Vertically proportioned double hung windows with mullions
- Raised finished floor elevation

PORT SALERNO

FLORIDA VERNACULAR

FLORIDA VERNACULAR

FLORIDA VERNACULAR

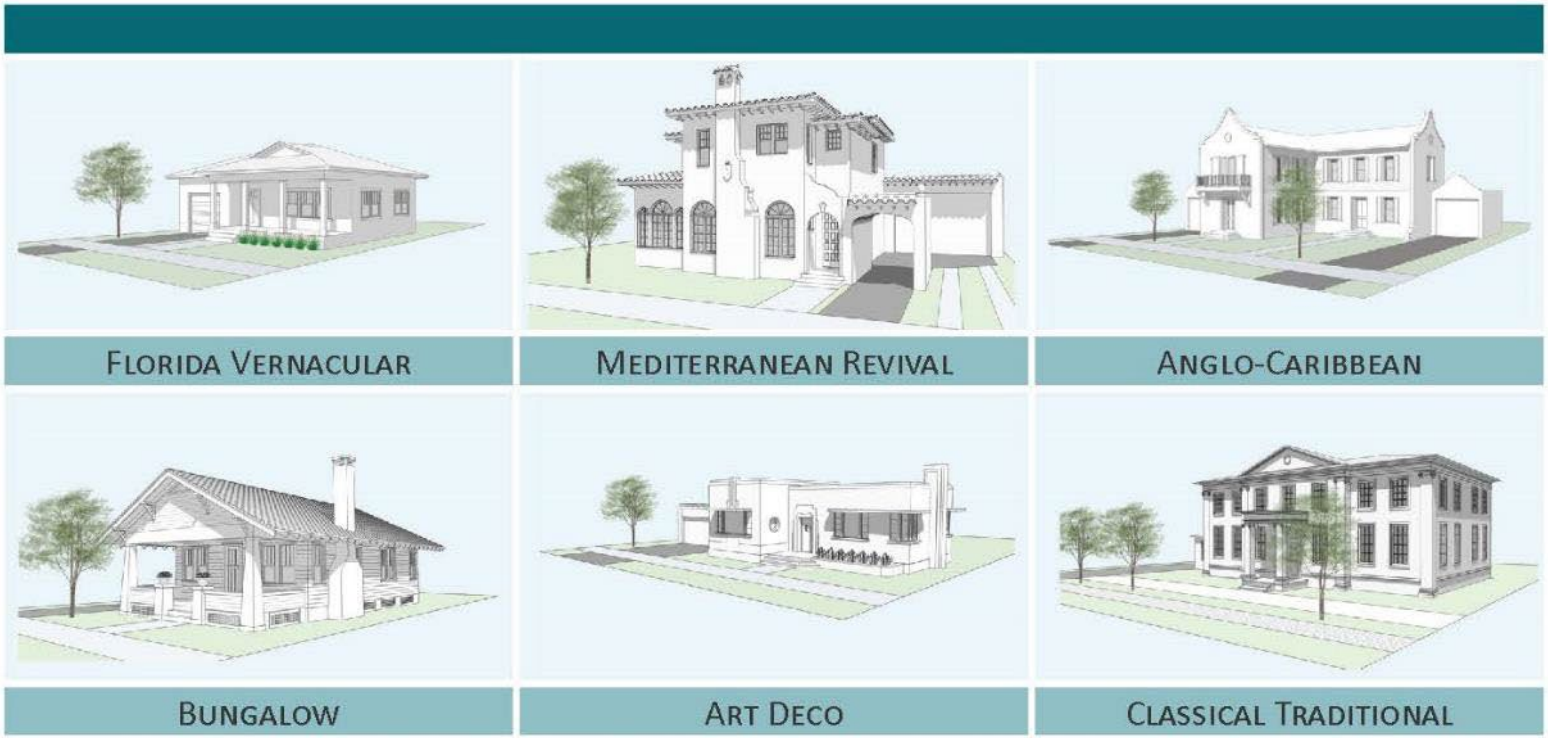
MISSION

MAIN STREET VERNACULAR

BUNGALOW

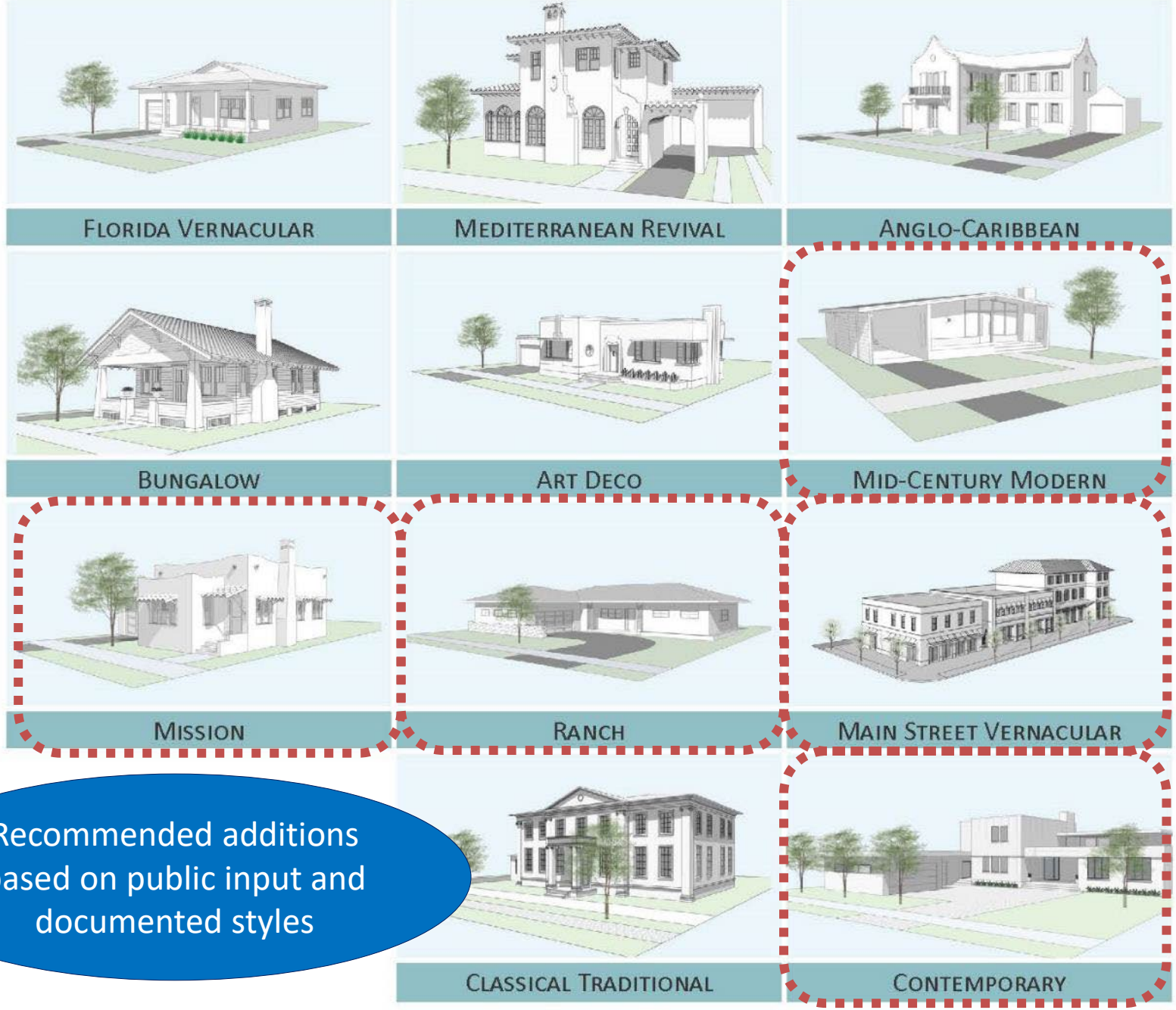
Documented architectural styles already reflected in the built environment of the CRAs

MARTIN COUNTY
Community Redevelopment Agency



Current architectural styles included in LDRs

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX



Recommended additions based on public input and documented styles

Florida Vernacular

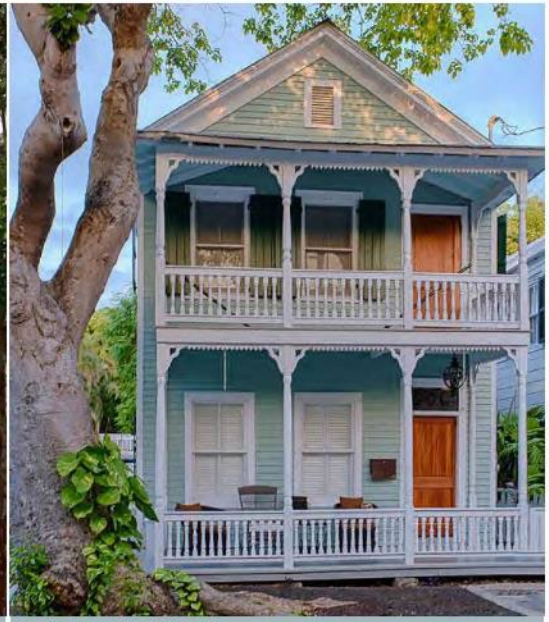
✓ Include illustrative examples (i.e. photos and drawings)

FIGURE 12.14-07 FLORIDA VERNACULAR IMA

Newly constructed home with front porch, Hobe Sound, FL

Historic Jensen House, Grant-Valkaria, FL

Shelby Road House by Our Town Plans, Peach Tree City, Georgia



Conch House, Key West, FL

Florida Vernacular

FLORIDA VERNACULAR **DESIGN STANDARDS** I

REQUIRED ELEMENTS OF THE STYLE

❶ 1—**Massing and height.** Florida Vernacular buildings are vertically proportioned in their massing. The buildings may be up to 3 stories where permitted by the Subdistrict and Building Type.

❷ 2—**Frontage Type.**

- i. The porch or stoop frontage type shall be used. See **Figure 12-7.04** and **12-7.05** for dimensional criteria.
- ii. When a porch is present, the porch roof shall be supported by posts which are placed to create vertical or square openings between them. The porch roof may be of a different slope than that of the principal building, however detailing and overhangs shall be consistent. Porch posts shall be simple columns or boxed-in posts.
- iii. When a stoop is present, a projecting bracketed overhang over the front door shall be present.

❸ 3—**Roof.**

- i. Roofs of the principal building shall be gabled, gable-on-hip, dutch gable, cross gable, pyramidal, or a hip roof. Slopes shall be between 4:12 and 12:12.
- ii. Roofing materials consist of low-profile standing seam metal, 5V crimp metal, asphalt shingles, or wooden shakes.
- iii. Roof overhangs are typically between 24" and 48".

❹ 4—**Doors and Windows.**

- i. Doors and windows shall be vertically proportioned. Horizontally-proportioned openings shall be made of a grouping of vertical windows.
- ii. Windows shall be casement, double-hung, or single-hung.
- iii. Windows shall include surrounds and sills.

❺ 5—**Exterior Materials and Finishes.**

- i. The exterior finishes are horizontal siding such as lap, ship lap, clapboard, shingle or vertical siding such as board and batten. Siding shall be wood or fiber cement. Stucco shall be smooth stucco or a fine sand finish.
- ii. The siding shall be terminated with vertical corner boards at the building's edges.

Florida Vernacular

2024

DESIGN STANDARDS I

FIGURE 12.14-09 ENCOURAGED FLORIDA VERNACULAR FEATURES

(A minimum of three features are required for projects in the Core Subdistrict)

1—Operable shutters.
2—Wrap around porches.
3—Exposed rafter tails, beams, and brackets.
4—Ventilation panels in the gable ends are typical and can be decorative.
5—Gable ends in the primary facade.
6—Fascias on the gabled ends deeper than those exposed along the running eave edge.
7—Oolitic limestone details at porch walls, supports, or chimneys.
8—Shingle accents on gables.
9—Multiple lights (divided panes) on window sashes.
10—Dormers with windows.
11—Railings with decorative geometric patterns or with coastal/tropical motifs.

IMAGES FLORIDA VERNACULAR DETAILS

Porch and gable end at front of shop, Jensen Beach, FL

Wrap-around porch and operable shutters, Apalachicola, FL

Dormer on hip roof and a wrap around porch, Hobe Sound, FL

Stoop, window surrounds and wood shingles, Port Salerno, FL

FLORIDA VERNACULAR

Draft 08-02-2024

DESIGN STANDARDS I

FIGURE 12.14-08 FLORIDA VERNACULAR: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

SINGLE FAMILY DWELLING EXAMPLE

- ✓ Improve language to address commercial/multifamily structures vs single family homes

Mediterranean Revival

FIGURE 12.14-13 IMAGE MEDITERRANEAN REVIVAL MATRIX

Dallas, TX

Coral Gables, FL

Worth Avenue Retail, Palm Beach, FL

Palm Beach, FL

Anglo Caribbean

FIGURE 12.14-10 ANGLO CARIBBEAN IMAGE MATRIX

House in Windsor, FL by Moor Baker Architects photographed by Jessica Glynn

St Augustine Street courtesy of Christine Huckins Frank, Inc., FL

Rosemary Beach Inn, Rosemary Beach, FL

Gonzalez-Alvarez House in St Augustine, FL

Bermuda Village by DPZ in Coral Gables, FL

Bungalow

FIGURE 12.14-16 BUNGALOW IMAGE MATRIX

Lake Worth Beach, FL

Hyde Park, Tampa, Fl

Lake Worth Beach, FL

Hyde Park, Tampa, Fl

Art Deco

FIGURE 12.14-19 ART DECO IMAGE MATRIX

Lake Worth Beach, FL

Melbourne, FL

Lake Worth Beach, FL

Hollywood, FL

Mid-Century Modern

FIGURE 12.14-23 MID-CENTURY MODERN IMAGE MATRIX

Expressive gable roof and chimney, South FL

Geometric fins casting shadows, Miami, FL

Cocoon House, Siesta Key, FL

Gable roof with beams and pole brackets, Rio, FL

Apartment courtyard with geometric railing, Miami, FL

Mimo district in Miami is a historic district with many examples.

Mission

FIGURE 12.14-26 IMAGE EXAMPLES

Single family home, Miami, FL

Single family home, Lake Worth Beach, FL

4-plex, Miami, FL

Apollo School, Hobe Sound, FL

Example of a mission Church, Mission San Luis Rey, Oceanside, CA

Single family home, Lake Worth Beach, FL

Ranch

FIGURE 12.14-29 RANCH IMAGES MATRIX

Rio, FL

FIGURE 12.14-30 RANCH: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

Main Street Vernacular

FIGURE 12.14-32 MAIN STREET VERNACULAR IMAGE MATRIX

Atlantic Avenue, Delray Beach, FL

Hobe Sound, FL

Jensen Beach, FL

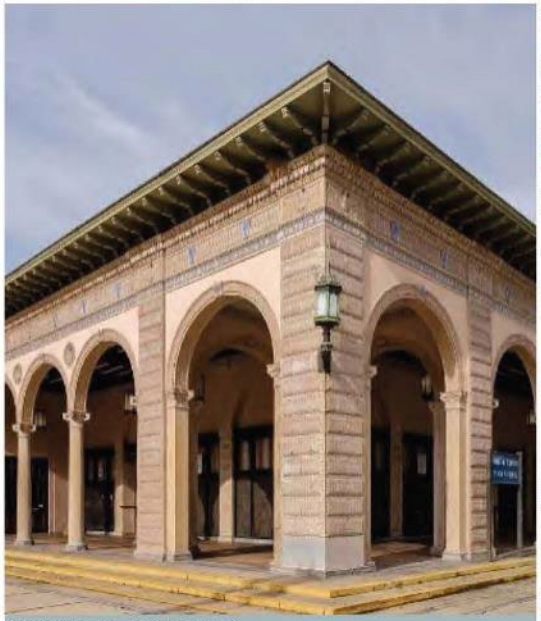
Stuart, Fl

Classical Traditional

FIGURE 12.14-35 CLASSICAL TRADITIONAL: IMAGE EXAMPLES

Community Foundation Building. West Palm Beach, FL

Georgian Residence. North Palm Beach, FL



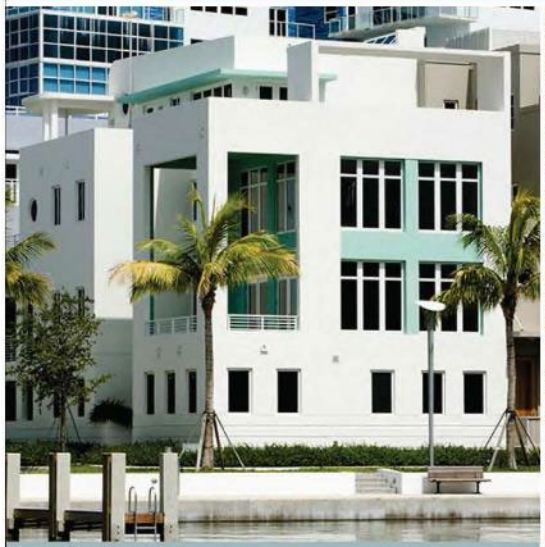
Post Office. St. Petersburg, FL

Metropolitan Club. New York, NY

Contemporary

FIGURE 12.14-38 CONTEMPORARY IMAGES MATRIX

Brillhart House, Miami, FL



Aqua, Miami Beach, FL

CocoWalk, Coconut Grove, FL

Current

	Redevelopment Zoning District					
	Jensen Beach *(Guidebook)*	Rio	Old Palm City	Hobe Sound	Port Salerno	Golden Gate
Florida Vernacular	✓	-	✓	✓	✓	-
Mediterranean Revival	✓	-	✓	✓	✓	-
Anglo-Caribbean	✓	-	✓	✓	✓	-
Bungalow	✓	-	✓	✓	✓	-
Art Deco	-	-	-	-	✓	-
Mid-Century Modern	-	-	-	-	-	-
Ranch	-	-	-	-	-	-
Mission	-	-	-	-	-	-
Main Street Vernacular	-	-	-	-	-	-
Classical Traditional	✓	-	-	-	-	-
Contemporary	-	-	-	-	-	-

Proposed

	Jensen Beach
Florida Vernacular	✓
Mediterranean Revival	✓
Anglo-Caribbean	✓
Bungalow	✓
Art Deco	-
Mid-Century Modern	-
Ranch	-
Mission	-
Main Street Vernacular	✓
Classical Traditional	✓
Contemporary	-

Proposed

	RED	
	Jensen Beach	Rio
Florida Vernacular	✓	✓
Mediterranean Revival	✓	✓
Anglo-Caribbean	✓	✓
Bungalow	✓	✓
Art Deco	-	✓
Mid-Century Modern	-	✓
Ranch	-	✓
Mission	-	✓
Main Street Vernacular	✓	✓
Classical Traditional	✓	✓
Contemporary	-	✓

Proposed

	Redevelopment		
	Jensen Beach	Rio	Old Palm City
Florida Vernacular	✓	✓	✓
Mediterranean Revival	✓	✓	✓
Anglo-Caribbean	✓	✓	✓
Bungalow	✓	✓	✓
Art Deco	-	✓	-
Mid-Century Modern	-	✓	✓
Ranch	-	✓	✓
Mission	-	✓	✓
Main Street Vernacular	✓	✓	✓
Classical Traditional	✓	✓	-
Contemporary	-	✓	-

Proposed

	Redevelopment Zoning Distr			
	Jensen Beach	Rio	Old Palm City	Hobe Sound
Florida Vernacular	✓	✓	✓	✓
Mediterranean Revival	✓	✓	✓	✓
Anglo-Caribbean	✓	✓	✓	✓
Bungalow	✓	✓	✓	✓
Art Deco	-	✓	-	✓
Mid-Century Modern	-	✓	✓	✓
Ranch	-	✓	✓	-
Mission	-	✓	✓	✓
Main Street Vernacular	✓	✓	✓	✓
Classical Traditional	✓	✓	-	✓
Contemporary	-	✓	-	✓

Proposed

	Redevelopment Zoning District				
	Jensen Beach	Rio	Old Palm City	Hobe Sound	Port Salerno
Florida Vernacular	✓	✓	✓	✓	✓
Mediterranean Revival	✓	✓	✓	✓	✓
Anglo-Caribbean	✓	✓	✓	✓	✓
Bungalow	✓	✓	✓	✓	✓
Art Deco	-	✓	-	✓	✓
Mid-Century Modern	-	✓	✓	✓	✓
Ranch	-	✓	✓	-	✓
Mission	-	✓	✓	✓	✓
Main Street Vernacular	✓	✓	✓	✓	✓
Classical Traditional	✓	✓	-	✓	✓
Contemporary	-	✓	-	✓	✓

Proposed

	Redevelopment Zoning District					
	Jensen Beach	Rio	Old Palm City	Hobe Sound	Port Salerno	Golden Gate
Florida Vernacular	✓	✓	✓	✓	✓	✓
Mediterranean Revival	✓	✓	✓	✓	✓	✓
Anglo-Caribbean	✓	✓	✓	✓	✓	✓
Bungalow	✓	✓	✓	✓	✓	✓
Art Deco	-	✓	-	✓	✓	-
Mid-Century Modern	-	✓	✓	✓	✓	✓
Ranch	-	✓	✓	-	✓	✓
Mission	-	✓	✓	✓	✓	✓
Main Street Vernacular	✓	✓	✓	✓	✓	✓
Classical Traditional	✓	✓	-	✓	✓	-
Contemporary	-	✓	-	✓	✓	✓

✓ Include more styles in more of the CRAs

Proposed

	Redevelopment Zoning District					
	Jensen Beach	Rio	Old Palm City	Hobe Sound	Port Salerno	Golden Gate
Florida Vernacular	✓	✓	✓	✓	✓	✓
Mediterranean Revival	✓	✓	✓	✓	✓	✓
Anglo-Caribbean	✓	✓	✓	✓	✓	✓
Bungalow	✓	✓	✓	✓	✓	✓
Art Deco	-	✓	-	✓	✓	-
Mid-Century Modern	-	✓	✓	✓	✓	✓
Ranch	-	✓	✓	-	✓	✓
Mission	-	✓	✓	✓	✓	✓
Main Street Vernacular	✓	✓	✓	✓	✓	✓
Classical Traditional	✓	✓	-	✓	✓	-
Contemporary	-	✓	-	✓	✓	✓

Proposed Changes outside the proposed *Design Standards*

1. Necessary Article 12 Coordination
2. Frontage Type Reorganization
3. Façade Transparency *("please put windows on your building")*

Proposed

Sec. 12.1.~~14~~ 15. Glossary.

For purposes of this Article, the following words, terms and phrases shall have the below:

1. Additional definitions are found in these sections of the LDR:
   a. Sec. 3.3 Zoning District General Provisions
   b. Sec. 4.141 Wellfield Protection
   c. Sec. 4.31 Upland Protection
   d. Sec. 4.382 Stormwater Management
   e. Sec. 4.661 Landscaping Buffering and Tree Protection
   f. Sec. 4.73 Mangrove Protection
   g. Sec. 4.842 Roadways
   h. Sec. 7.3 Development Agreements

A

Accessory Dwelling Unit (ADU). Also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

Agrihood. Agrihoods are neighborhoods organized with residential and agriculture food cultivation.

Alley. A service roadway that is designed to provide access to properties abutting another street and that is not intended for general traffic circulation.

Artisan, art studio, galleries. Artisan, art studios and galleries are the location of art production or art display. They may be private or open the public and may include retail sales.

Architrave. In the classical orders, the lowest member of the entablature; the beam that spans from column to column, resting directly upon their capitals.

B

Balcony. An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. Also, an accessory area to a dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Balustrade. An entire railing system, as along the edge of a balcony, including a top rail and its balusters, and sometimes a bottom rail.

Bas-relief. A carving, embossing, or casting moderately protruding from the background plane; low relief.

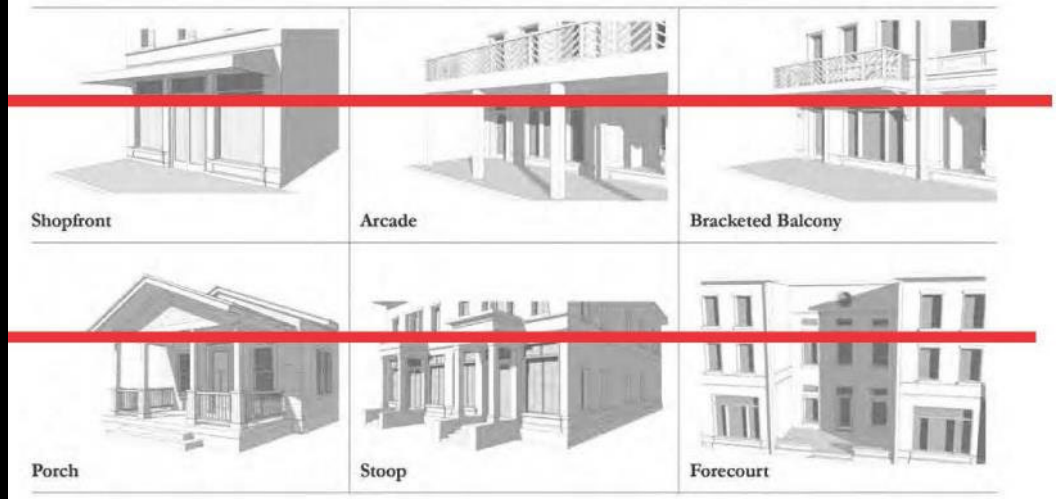
Bracket. Any overhanging member projecting from a wall or other body to support a weight acting outside the wall.

Necessary Article 12 Coordination:

- Renumbering of Sections
- Added definitions to the Glossary
- Updated “How to use this code” to include Architectural Styles

Current

Figure R-5.16 Frontage Types Matrix



~~2. *Frontage Types.* Using one or more of the permitted frontage types indicated in Table R-5.17 is required within the Core, Corridor and Waterfront Subdistricts. Standards for frontages types are found in Section 12.1.05. Frontage types are encouraged in the General, Industrial, Mobile Home, Multifamily, Detached and Detached Estate Subdistricts, but are not required.~~

~~**Table R-5.17 - Permitted Frontage Types Matrix**~~

~~Subdistrict~~	~~Shopfront~~	~~Arcade~~	~~Bracketed Balcony~~	~~Porch~~	~~Stoop~~	~~Forecourt~~
~~Core~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Corridor~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~General~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Waterfront~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Industrial~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Mobile Home~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Multifamily~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Detached~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Detached Estate~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Primary Streets shall include the required Principal Entrance & Frontage Type.~~						

Currently the Frontage Type is controlled by the Subdistricts. These strikethroughs are of the existing language.

Proposed

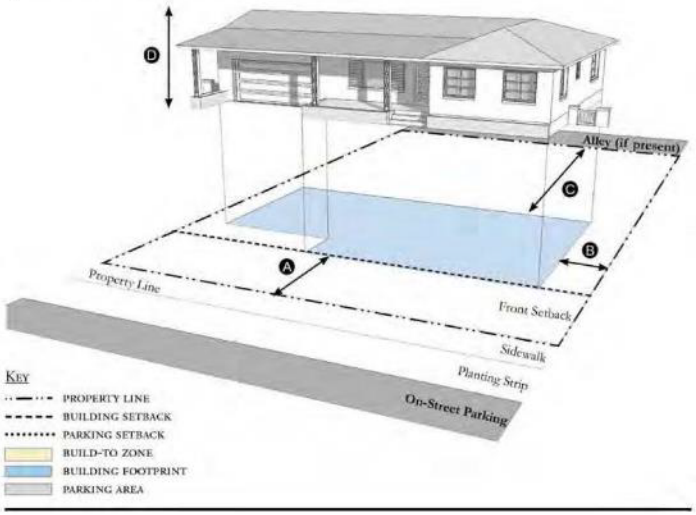
FLORIDA VERNACULAR

✓ Improved coordination with the Frontage Type requirements and architectural styles

REQUIRED ELEMENTS OF THE STYLE
❶ 1—**Massing and height.** Florida Vernacular buildings are vertically proportioned in their massing. The buildings may be up to 3 stories where permitted by the Subdistrict and Building Type.
❷ 2—**Frontage Type.** i. The porch or stoop frontage type shall be used. See **Figure 12-7.04** and **12-7.05** for dimensional criteria. ii. When a porch is present, the porch roof shall be supported by posts which are placed to create vertical or square openings between them. The porch roof may be of a different slope than that of the principal building, however detailing and overhangs shall be consistent. Porch posts shall be simple columns or boxed-in posts. iii. When a stoop is present, a projecting bracketed overhang over the front door shall be present.

Proposed

Figure R-5.12 All Yard House



Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback	20' min.	A
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	B
Rear Yard Setback	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/3 stories max	D
Parking Placement, see 12.1.04.G		
Side at Property Line	5' min.	F
Rear Setback	5' min., 0' min. alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.		

Permitted Subdistricts, see 12.3.02		
General	Corridor	Detached
Detached Estate		
Description		
An All Yard House has yards on all sides and may contain accessory structures toward the rear.		

Façade Transparency, see 12.3.04.5	%
Ground level facing streets or civic open spaces	15
Above the ground level	15

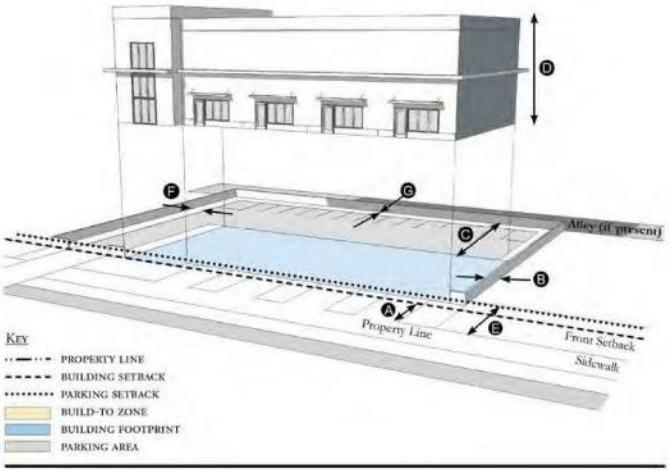
- ✓ Improve coordination with the Frontage Type requirements and architectural styles

15% façade transparency requirement for the facades facing streets or civic open spaces

- Live-Work
- Cottage
- Cottage Court
- Duplex
- All Yard

Proposed

Figure R-5.15 Industrial Building



Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Setback[1]	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback[2]	5' min.	B
Rear Yard Setback[2]	10' min/5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.3.02		
Industrial	Waterfront	
Description		
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.		
Façade Transparency, see 12.3.04.5	%	
Ground level facing streets or civic open spaces	15	

✓ Improve coordination with the Frontage Type requirements and architectural styles

15% façade transparency requirement for the *ground floor* facades facing streets or civic open spaces

- Outbuilding
- Boat Barn
- Industrial Bldgs.

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SCAN HERE!

Thank You

Treasure Coast Regional Planning Council