

Jensen Beach Neighborhood Advisory Committee



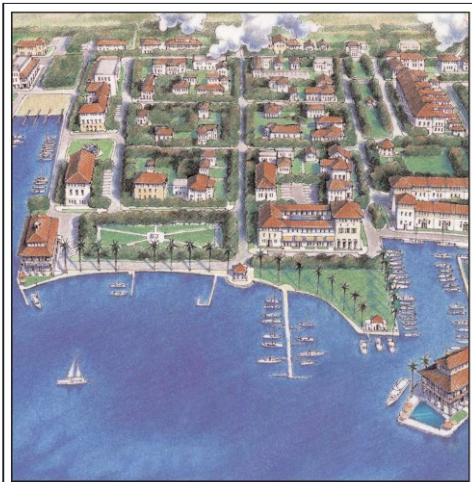
Proposed Design Standards

Wednesday, August 4, 2024

Treasure Coast Regional Planning Council

Previous Design Standards

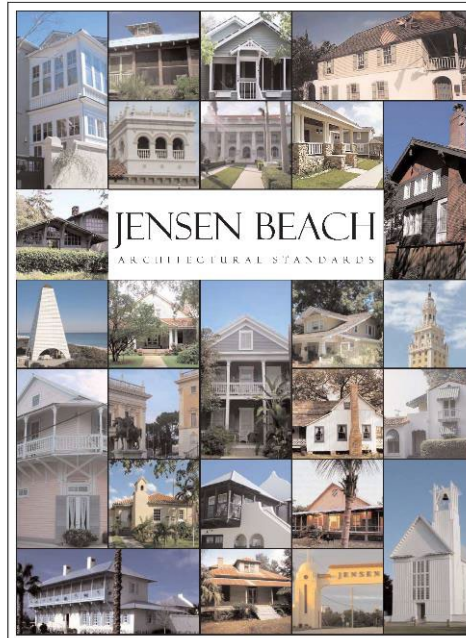
2004 - 2019
Guidelines



RIO
ARCHITECTURAL GUIDELINES

RIO • FLORIDA • ARCHITECTURAL • GUIDELINES
TREASURY • COAST • REGIONAL • PLANNING • COUNCIL

This document is intended only to inspire and assist. The regulatory standards for the Jensen Beach Community Redevelopment Area are to be found in Article 12, Division 1 and 2 of the Martin County Land Development Regulations.



JENSEN BEACH
ARCHITECTURAL STANDARDS

JENSEN BEACH • ARCHITECTURAL • GUIDELINES
TREASURY • COAST • REGIONAL • PLANNING • COUNCIL

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DESIGN REGULATIONS

OLD PALM CITY
MARTIN COUNTY, FLORIDA

C. RESIDENTIAL ARCHITECTURAL STYLES

OLD PALM CITY
MARTIN COUNTY, FLORIDA

CARIBBEAN

STYLE DESCRIPTION
Caribbean or Anglo-Caribbean is a hybrid of Wood Vernacular and Spanish or Mediterranean detailing and materials. A prominent feature is the clear distinction between first and second floors, between the masonry and masonry (Mediterranean), and the delicate and wood (Wood Vernacular).

General Characteristics:
Typically hipped roofs with 4:12-8:12 slopes, of wood or asphalt shingles, metal, or slate; deep overhangs, often with different, shallower roof slope, exposed rafters in thin eaves.
Combination of masonry or stone and wood facades, typically ground floor stucco-masonry and wood siding second floor, with long covered balconies and porches, louvered openings and shutters.
Vertical or square proportioned windows (double hung or casement) and doors, with deep openings to give the impression of thickness and solidity.
Columns (smooth and round or squared masonry), posts, wooden and masonry balustrades, and brackets are common elements. Front porches and balconies under the primary roof, and loggias are common elements.

Previous Design Standards

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General

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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

6. *Architectural Guidelines.* The *Jensen Beach Architectural Guidelines* illustrate the architectural styles that are preferred within the Jensen Beach Redevelopment Zoning District. The Architectural Guidelines are available by searching on the County website: www.martin.fl.us. All applications for new development and redevelopment shall include architectural drawings.

The Existing
Jensen Beach
Architectural Guidelines
are Codified in the Code
by Reference

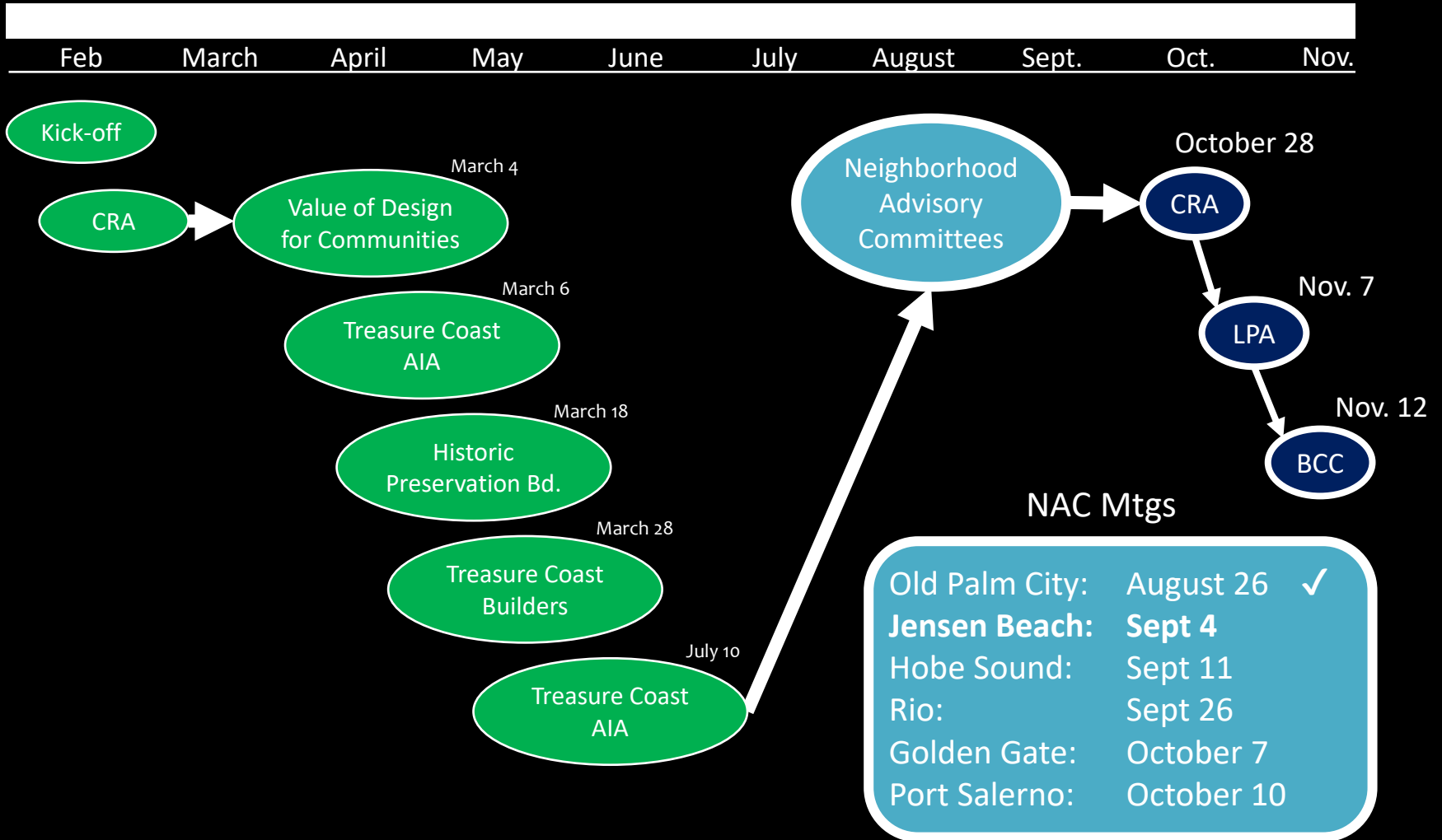
Division 2

- Sec. 12.2.01. - Purpose.
- Sec. 12.2.02. - Regulating plan.
- Sec. 12.2.03. - Permitted uses.
- Sec. 12.2.04. - Development standards.
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- Sec. 12.2.11. - Sign standards.
- Sec. 12.2.12. - Architectural standards.

Division 1

- Sec. 12.1.01. - Purpose and intent.
- Sec. 12.1.02. - Regulating plan.
- Sec. 12.1.03. - Permitted uses.
- Sec. 12.1.03.5. - Sale of alcoholic beverages in redevelopment zoning districts.
- Sec. 12.1.04. - Development standards.
- Sec. 12.1.05. - Building types and frontage types.
- Sec. 12.1.06. - Street standards.
- Sec. 12.1.07. - Parking standards. **modified**
- Sec. 12.1.08. - Stormwater standards.
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- Sec. 12.1.12. - Applicability. **modified**
- Sec. 12.1.13. - Review process.
- Sec. 12.1.14. - Glossary.

Process



Draft 06-26-2024



MARTIN COUNTY CRA
DESIGN STANDARDS REFERENCE GUIDE
JUNE 2024

PREPARED BY THE
TREASURE COAST REGIONAL PLANNING COUNCIL

SOURCES

MARTIN COUNTY

JENSEN BEACH & RIO

- [MARTIN COUNTY LAND DEVELOPMENT REGULATIONS](#)
- [JENSEN BEACH ARCHITECTURAL STANDARDS](#)

PALM BEACH COUNTY

DELRAY BEACH

- [DELRAY BEACH CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES](#)

LAKE WORTH BEACH

- [MAJOR THOROUGHFARE GUIDELINES](#)
- [HISTORIC PRESERVATION DESIGN GUIDELINES](#)

TOWN OF PALM BEACH

- [LANDMARK MANUAL](#)
- [WORTH AVE. DESIGN GUIDELINES](#)

BROWARD COUNTY

MARGATE

- [MARGATE C.R.A. BUILDING DESIGN REGULATIONS](#)

MIAMI DADE COUNTY

CORAL GABLES

- [DESIGN REVIEW STANDARDS](#)

SURFSIDE

- [DESIGN GUIDELINES FOR SINGLE FAMILY RESIDENTIAL PROPERTIES, MULTIFAMILY AND COMMERCIAL PROPERTIES](#)

ORANGE COUNTY

WINTER PARK

- [FAÇADE DESIGN GUIDELINES](#)

BALDWIN PARK

- [BALDWIN PARK ARCHITECTURAL DESIGN GUIDELINES](#)

DUVAL COUNTY

ATLANTIC BEACH

- [ATLANTIC BEACH DESIGN GUIDELINES FOR TRADITIONAL RESIDENTIAL NEIGHBORHOODS](#)

ST. JOHNS COUNTY

ST. AUGUSTINE

- [LINCOLNVILLE CRA ARCHITECTURAL GUIDELINES](#)

ALACHUA COUNTY

GAINESVILLE

- [CITY OF GAINESVILLE'S HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES](#)

WALTON COUNTY

SEASIDE

- [SEASIDE CODE](#)

SARASOTA COUNTY

SARASOTA

- [CITY OF SARASOTA ZONING](#)

PINELLAS COUNTY

ST. PETERSBURG

- [ST. PETERSBURG'S LAND DEVELOPMENT REGULATIONS](#)
- [DESIGN GUIDELINES FOR HISTORIC PROPERTIES](#)

I. ARCHITECTURAL BACKGROUND

JENSEN BEACH CHRISTIAN CHURCH

Jensen Beach Christian Church was built between 1910 and 1912 in the Gothic Revival style with site manufactured concrete blocks cast to look like stones. After the fires of 1908 and 1910, the use of masonry for the church was significant.

Its pulpit and pews, which are still in use, were donated by Henry Morrison Flagler, the developer of the East Coast Railway whose main line still runs through Jensen Beach. In 2010, the historic church was added to the Martin County Register of Historic Places.⁷



JENSEN BEACH

In 1894, Flagler’s East Coast Railroad was extended to the area and growers could then load fruit locally. In 1895, Jensen was called “The Pineapple Capital of the World”, and included a pineapple-canning factory. In the mid 1890’s, commercial fishing became another big industry. R.R. Ricou and Sons operated fish houses in Jensen. Jensen was one of the first places in this area to have an ice manufacturing plant to serve the industries located there. A small business section was built east of the railroad tracks on Main Street and the Indian River. John Jensen also constructed a large, three-story hotel named the Fresco, the first hotel south of St. Augustine. It became the social center of Jensen, which was the largest town in the area. Jensen served many needs of the residents of the area; for instance, besides the local school, post office, church and cemeteries; there was also a bowling alley, bakery, grocery and dry goods store, meat market, town hall, bank, barbershop, livery stable, boat shop, Masonic lodge and train depot. Many of these were burned in the disastrous fire of 1908, which destroyed almost the entire business section of Jensen. A second fire in 1910, burned the Al Fresco Hotel.¹

GOTHIC REVIVAL CHARACTERISTICS

- Vertical emphasis
- Large pointed arch windows & doors
- Steep roof pitch

I. ARCHITECTURAL BACKGROUND

JENSEN BEACH



FLORIDA VERNACULAR



MID-CENTURY MODERN



FLORIDA VERNACULAR



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MAIN STREET VERNACULAR

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX



FLORIDA VERNACULAR

1-3 stories



MEDITERRANEAN REVIVAL

1-4 stories



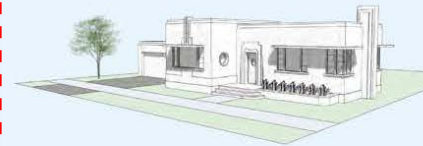
ANGLO-CARIBBEAN

2-4 stories



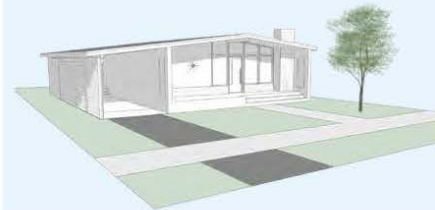
BUNGALOW

1-2 stories



ART DECO

1-4 stories



MID-CENTURY MODERN

1-4 stories



MISSION

1-2 stories



RANCH

1-1.5 stories



MAIN STREET VERNACULAR

1-4 stories



CLASSICAL TRADITIONAL

1-4 stories



CONTEMPORARY

1-4 stories

Red outline indicates what styles are currently part of Jensen Beach Architectural Style Guidelines

FIGURE 12.14-06 ARCHITECTURAL STYLES PERMITTED BY REDEVELOPMENT ZONING DISTRICT

	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	✓	✓	✓	✓	✓	✓

Red outline indicates what styles are currently part of Jensen Beach Architectural Style Guidelines

Florida Vernacular

FIGURE 12.14-07 FLORIDA VERNACULAR IMAGE MATRIX



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

12.1.14

I

REQUIRED ELEMENTS OF THE STYLE

- 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.
- 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.
- 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".
- 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.
- 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
12.1.14

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

12.1.14

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



SINGLE FAMILY DWELLING EXAMPLE



MULTI-STORY EXAMPLE

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, Sesta 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



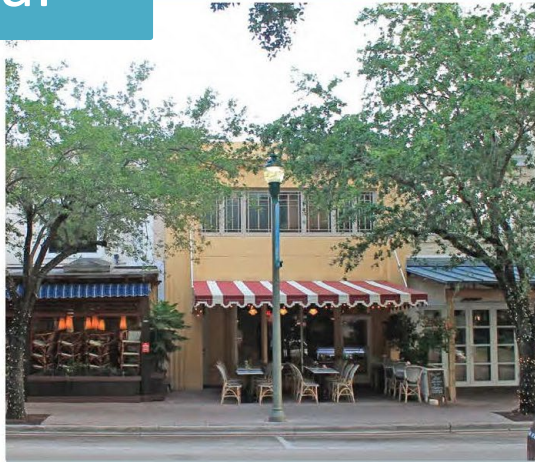
Example of a mission Church, Mission San Luis Rey, Oceanside, CA



Single family home, Lake Worth Beach, FL

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



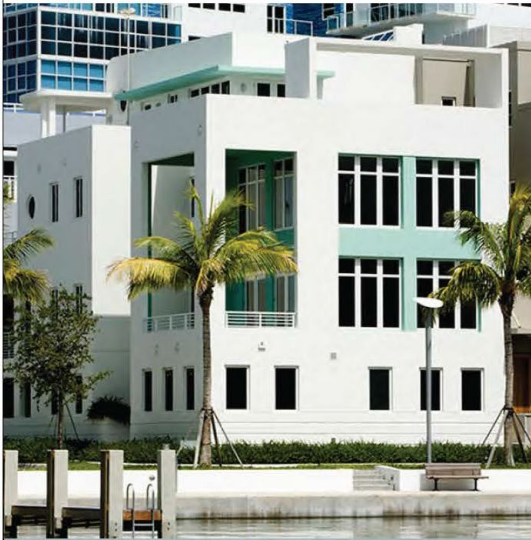
Metropolitan Club. New York, NY

Contemporary

FIGURE 12.14-38 CONTEMPORARY IMAGES MATRIX



Brillhart House, Miami, FL



Aqua, Miami Beach, FL



CocoWalk, Coconut Grove, FL

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX



FLORIDA VERNACULAR

1-3 stories



MEDITERRANEAN REVIVAL

1-4 stories



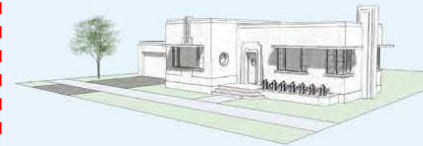
ANGLO-CARIBBEAN

2-4 stories



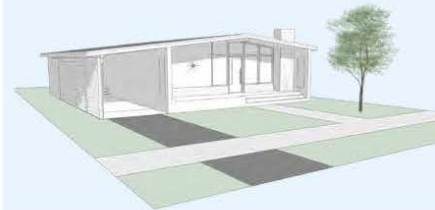
BUNGALOW

1-2 stories



ART DECO

1-4 stories



MID-CENTURY MODERN

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MAIN STREET VERNACULAR

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CLASSICAL TRADITIONAL

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CONTEMPORARY

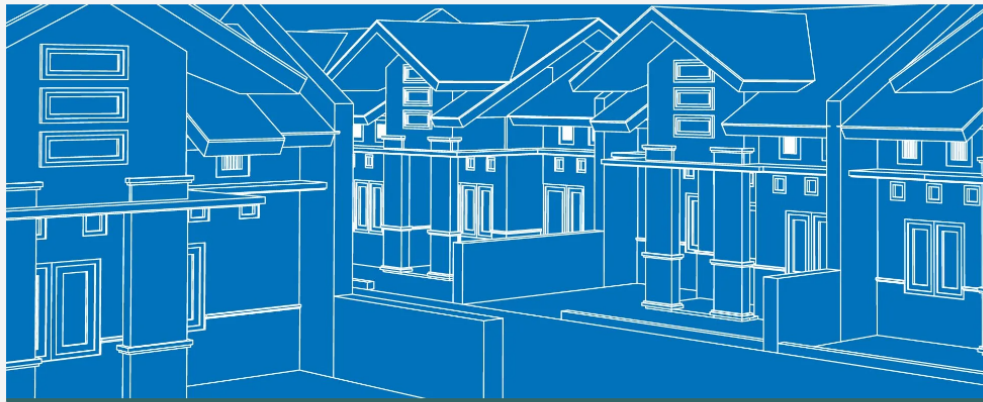
1-4 stories

Red outline indicates what styles are currently part of Jensen Beach Architectural Style Guidelines

www.martin.fl.us/CRADesignStandards

Departments > Administration > Community Redevelopment Agency > Cra Architectural Design Standards

CRA ARCHITECTURAL DESIGN STANDARDS



JOIN US AT OUR NEXT NAC MEETING!

Your input is invaluable! We invite you to attend our upcoming Neighborhood Advisory Committee (NAC) meeting to share your
[Read More](#) ▾

[Proposed CRA Architectural Design Standards - Draft](#)

[Martin County CRA Architectural Design Standards Reference Guide](#)

ABOUT

What are CRA Architectural Design Standards?

CRA Architectural Design Standards are vital guidelines that ensure new developments and renovations within community redevelopment areas maintain a cohesive, aesthetically pleasing, and functional built environment. These standards are crucial for preserving the unique character and enhancing the overall quality of our community.

Who Decides CRA Architectural Design Standards?

The establishment and implementation of CRA Design Standards involves a diverse group of stakeholders, including:



SCAN HERE!



Thank You



Treasure Coast Regional Planning Council