Section 12.1.12. Design Standards. The following Design Standards are applicable within Redevelopment Zoning Districts.

1. General Design Standards.

a. Historic Structures. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div.13, Article 4.

b. Identical freestanding structures shall not be built next door to one another.

c. Accessory Structures. Accessory structures shall be designed and constructed to match the architectural style and building form of the principal building. For accessory structures less than 450 square feet, use of complementary or matching color shall meet the requirements of this standard. Accessory structures larger than or equal to 450 square feet shall be held to the same design standards as the primary structure.

d. Limitation on Blank Walls. Windowless, uninterrupted walls are not permitted. Blank wall areas shall not exceed 20 feet in horizontal direction of any facade adjacent to a public right-of-way, private road, thoroughfare, civic open space, or other open space, with the exception of facades facing alleys.

e. Continuation of Architectural features. Architectural treatments on the primary facade shall continue to all faces of the building visible to a public right-of-way, private road, thoroughfare, civic open space, or other open space, with the exception of facades facing alleys.

f. Authentic Architecture / Faux Elements. Buildings shall clearly reflect their use and respond to their unique location. Details shall be consistent with one of the architectural styles permitted in the relevant Redevelopment Zoning District. Appropriate materials and types of elements are discussed within each style in **Sec. 12.1.12.4**. These elements shall be appropriately scaled to the primary structure:

i. Bracket sizes shall reflect the loads being supported.

ii. All balconies shall be habitable with a minimum depth of 4’ with the exception of Parisian balconies.

iii. Shutters are encouraged to be operable. Stucco shutters are not permitted. If shutters are not operable, they shall be sized to the adjacent windows (each being half the size of the window).

g. Prohibited materials and colors. For structures greater than 450 square feet, the following shall not be used:

i. Reflective or back-lit panels made of plastic, vinyl, fiberglass or similar materials

ii. Unfinished concrete block (i.e., without stucco finish), except split-faced block

iii. Corrugated or other non-insulated metal panels where such material will cover more than 50 percent of the primary facade area

iv. Black or fluorescent colors

v. Back-lit awnings

vi. Unshielded lights in commercial and multifamily structures

vii. Asphalt shingles, where permitted, shall be 320 pound, 30-year architectural grade or better shingles which otherwise meet all requirements of the Florida Building Code

h. **Heat Island Effect.** In order to reduce urban heat islands, the following standards are recommended for roofed structures:

i. Use Energy Star roof-compliant, or Energy Star equivalent standard, or install a "green" (vegetated) roof for at least 50% of the roof area.

ii. For parking garage roofs, provide shade for at least 30% of any exposed parking on the roof of a garage.

i. **Building Context.** Drawings, renderings, photographs, or other graphic communications shall be provided to show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the proposed development in context with surrounding uses.

2. **Massing, Building Articulation and Rhythm.** All new development, except single family dwellings and duplexes, shall adhere to the massing, building articulation, and rhythm standards described in this Section.

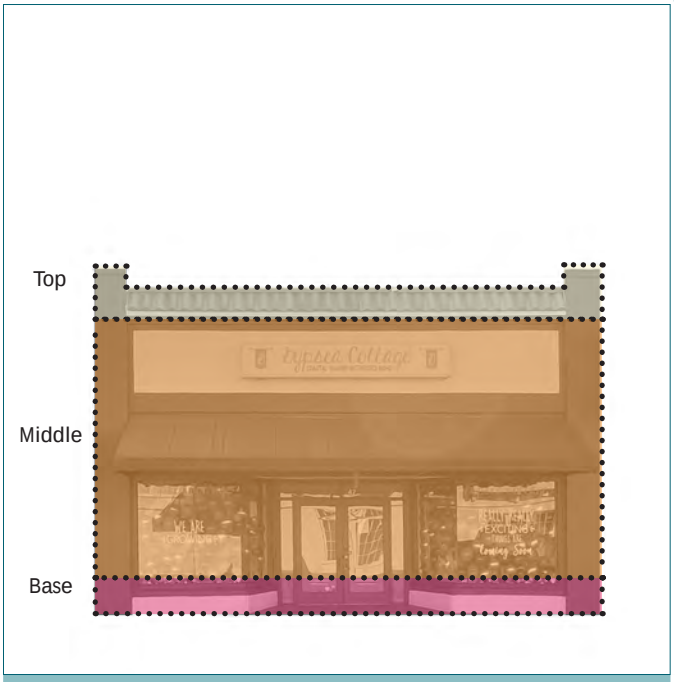
   a. **Massing.** Buildings shall have a clearly articulated base, middle, and top. **Figure 12.14-01** identifies the base, middle, and for a one story and three story building.

      i. **Base.** The base shall express the building's load-bearing function with the most durable and highest quality of materials. The base may be expressed in a number of ways. For one story buildings, the stoop, porch or storefront express the base. For one and two story buildings, the base may be expressed by the visible thickening of the wall surface, which may be accompanied by a change of material or color. For three or four story buildings, the base of the building is typically the first story.

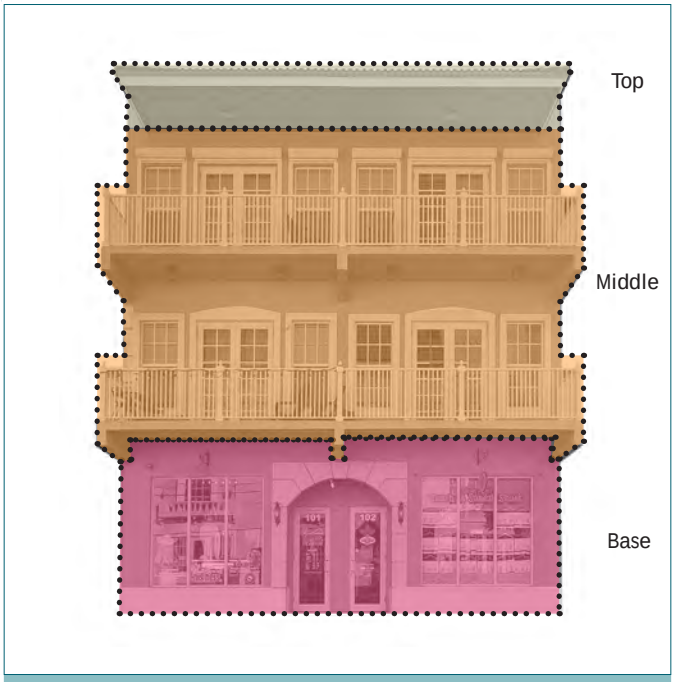
      ii. **Middle.** The middle shall be designed with a simple rhythm and pattern that expresses the function of the building via placement of windows, doors, and other vertical elements. A horizontal transition line may separate the middle from the base and/or top. The transition line may be a molding or cornice. The transition line should be reinforced by the location of other architectural elements such as awnings on the first story or balconies and window sills on the second story. The transition line shall not be covered by signage or awnings.

      iii. **Top.** The top shall be expressed with a parapet or roofline for buildings of one to three stories. For four story buildings, the upper floor with a compatible yet distinct architectural treatment may express the top. Vertical facade elements are to be terminated by cornice lines, moldings, and/or balconies.

FIGURE 12.14-01 BASE-MIDDLE-TOP DIAGRAM



1-story example



3-story example

b. **Building Articulation and Rhythm.** Building articulations are designed to break up building facades into distinct composed elements and may occur in elevation (vertical bays of a facade) or in plan (undulation in the building footprint) or both. Storefront widths are important in building articulation and shall be limited to 50 feet.

i. Buildings over two stories in height shall include a balcony, arcade, bay window, step-back, awning, or other similar design element on all façades. **Figure 12.14-02** identifies examples of articulation.

FIGURE 12.14-02 BUILDING ARTICULATION DIAGRAM

3-story awning example | 3-story Parisian balcony example | 3-story step back & arcade example

ii. Building articulation, especially proposed tower elements, should respond to corner conditions, public open spaces, the visual axis of a street, and/ or main building entries. **Figure 12.14-04** identifies examples of public spaces and their relationship to architecture.

FIGURE 12.14-04 RESPONDING TO CORNER, VISTA & PUBLIC OPEN SPACE

The terminated vista on Miracle Mile in Coral Gables ends with a civic open space and the City Hall.

Buildings and street define the edge to the plaza.

iii. Building façades shall be composed so that proportions do not exceed height to width ratios of 1:1. The façade composition should be reinforced by fenestration patterns and architectural elements. Apparent building width shall be limited to 50 feet and one commercial entrance shall be provided per each 30 lineal feet. **Figure 12.14-03** illustrated an example of buildings with apparent buildings and a regular interval of commercial entrances.

FIGURE 12.14-03 BUILDING RHYTHM DIAGRAM

Historic downtown built over time with changing facades creating a street rhythm.

Single build example with apparent storefront changes

3. **Architectural Styles.** All new development shall adhere to one of the architectural styles described in this Section. Any improvement or renovation of an existing structure or renovation of a building exterior shall be consistent with the existing architectural style of the building. **Figure 12.14-05 Architectural Styles Matrix** identifies the defined styles and the permitted heights for the associated style. Note, in all cases the permitted height is first limited by the Subdistrict, then the Building Type, followed by the Architectural Style. **Figure 12.14-06 Architectural Styles Permitted by Redevelopment Zoning District** identifies which styles are permitted in each of the Redevelopment Zoning Districts.

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX

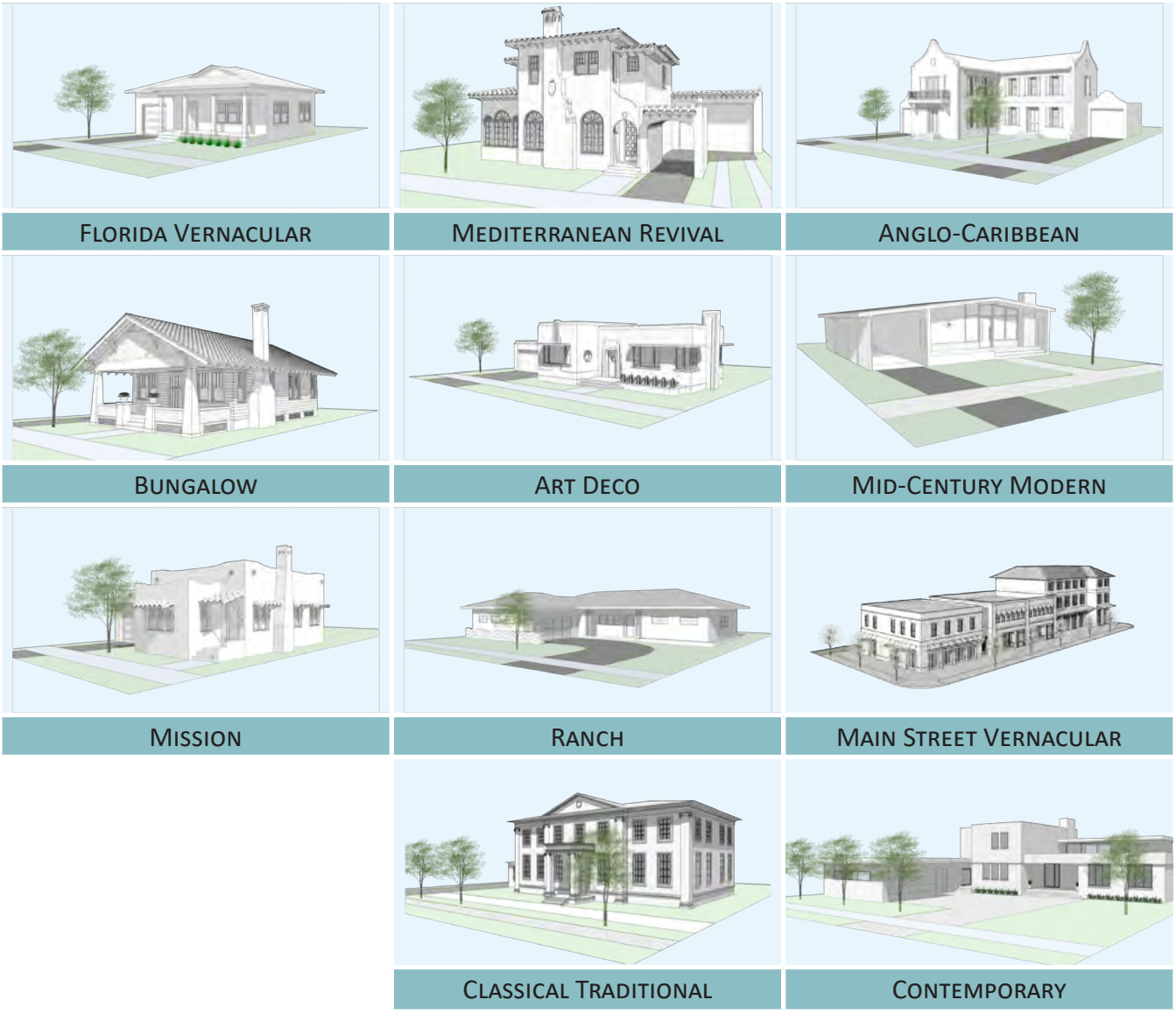


FIGURE 12.14-06 ARCHITECTURAL STYLES PERMITTED BY REDEVELOPMENT ZONING DISTRICT

	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	-	✓	-	✓	✓	✓

Note, if a CRA area should want to introduce Architectural Styles that are not permitted above, that discussion shall be held at the NAC and CRA Board and would require a change to the Land Development Regulations.

a. **Florida Vernacular.** The Florida Vernacular is a style of architecture native to the region, traditionally constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources including the Victorian, the Southern Plantation home, and the Florida Cracker styles. Other architectural styles considered as part of this genre include Key West and Conch House. Representative images, required elements, and recommended features to follow.

FIGURE 12.14-07 FLORIDA VERNACULAR IMAGE MATRIX

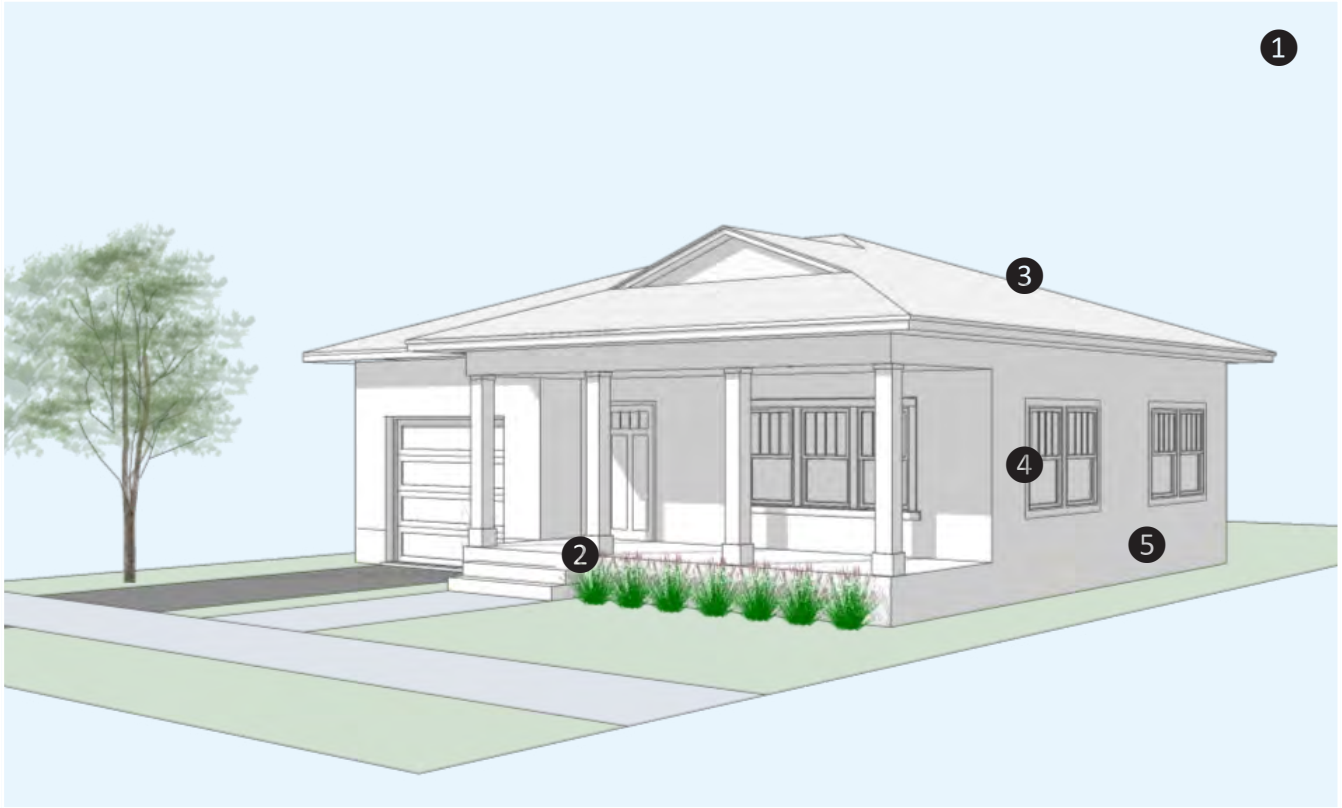
Newly constructed home with front porch, Hobe Sound, FL

Historic Jensen House, Grant-Valkaria, FL

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

Conch House, Key West, FL

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



SINGLE FAMILY DWELLING EXAMPLE

MULTI-STORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-08**

	REQUIRED ELEMENTS OF THE STYLE
❶	1—**Massing and height.** Florida Vernacular buildings are vertically proportioned in their massing.
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 must be 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.

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—Decorative ventilation panels in the gable ends.
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

b. Anglo-Caribbean. Anglo-Caribbean architecture is derived from the study of different colonial styles of architecture in Florida and the Caribbean, but particularly the architecture of St. Augustine. In the historic architecture of St. Augustine there was an overlapping of Spanish and British design in response to local climate and materials that were available and durable. A prominent feature of the Anglo-Caribbean house is the clear distinction between the first and second floors, inclusion of both heavy and delicate details, and use of both masonry and wood. Balconies with extended roof overlays and brackets are also prominent feature. Representative images, required elements, and recommended features to follow.

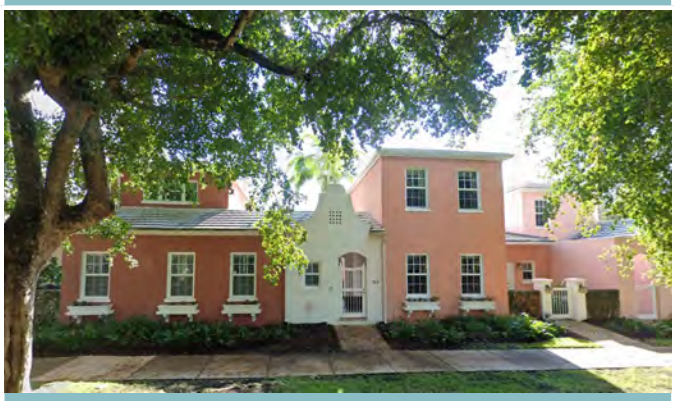
FIGURE 12.14-10 ANGLO-CARIBBEAN IMAGE MATRIX

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

FIGURE 12.14-11 ANGLO-CARIBBEAN: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

SINGLE FAMILY DWELLING EXAMPLE

MULTI-STORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-11**

	REQUIRED ELEMENTS OF THE STYLE
❶	1—**Massing and height.** Anglo-Caribbean architecture expresses weight and compression, therefore the corners are thick to reflect solidity of the structure. Buildings can be symmetrical or asymmetrical in composition. Anglo-Caribbean structures are 2 or more stories although portions of the building can be 1 story.
❷	2—**Frontage Type.** **i.** A frontage type defined in **Sec. 12.1.05** shall be used. **ii.** Columns are round or square masonry piers. **iii.** For storefronts, a series of french doors or an operable glass wall system may be used in lieu of a traditional shopfront.
❸	3—**Roof.** **i.** Roofs shall be sloped. Roof slopes shall be between 4:12 and 8:12 and are hipped or gabled with a parapet roof end. Where a parapet occurs on the primary façade, it shall include an undulating profile. **ii.** Sloped roofs shall be wood or asphalt shingles, metal, flat concrete tile, or slate.
❹	4—**Doors and Windows.** **i.** Windows and doors shall be vertically proportioned. **ii.** Windows shall not be installed on the same plane as the exterior walls. Openings for doors and windows shall cast shadows and give the impression of thickness and solidity. **iii.** Windows shall have single or divided lights. **iv.** Windows shall be double-hung, single-hung, or casement, and have a sill. **v.** Window surrounds when provided can be sculptural, narrow or minimal, or may only include the top header and bottom sill. Surrounds shall be made of stucco, stone, wood or fiber cement.
❺	5—**Exterior Materials and Finishes.** **i.** Exterior finishes shall be smooth stucco, fine sand finish stucco, stone, wood or fiber cement siding on upper stories, or a combination of these.

FIGURE 12.14-12 ENCOURAGED ANGLO-CARIBBEAN FEATURES *(A minimum of three features are required for projects in the Core Subdistrict)*
1—Two story porches and balconies supported by brackets.
2—Roof overhangs with exposed rafter tails and thin eaves.
3—Overhangs extending from the beam at a more shallow slope than the main roof, creating a canted roof.
4—Loggias on either the first or second story.
5—A front porch that supports a second story balcony and is thereby under the primary roof.
6—Masonry or stone is used on the ground floor while wood or fiber cement framing and siding are used on the second floor.
7—Posts, railings, brackets, louvered openings.
8—The creation of small courtyards and passageways within the mass of the building that allow access to additional units or amenities beyond the primary elevation.
9—Volumetric setbacks and intentional misalignment between building masses to create opportunities for balconies, porches, and terraces.
10—Prominent and sculptural door surrounds.
11—Operable shutters.

IMAGE ANGLO-CARIBBEAN DETAILS

Second story wooden balcony with operable shutters; St Augustine

Vertically proportioned architectural forms; Indigo, Stuart

Masonry ground floor with siding on upper stories; Rosemary Beach

Exposed rafter tails with thin eaves, bracketed balconies; DPZ designed Windsor - Robert Orr & Associates

c. **Mediterranean Revival**. Mediterranean Revival buildings are not replications of a particular area, but result from the blending of architectural elements from Spain, Morocco, and Italy. The massing of the building is much heavier in Mediterranean architecture and often asymmetrical. Larger buildings appear to have grown over time. Representative images, required elements, and recommended features to follow.

FIGURE 12.14-13 IMAGE MEDITERRANEAN REVIVAL MATRIX

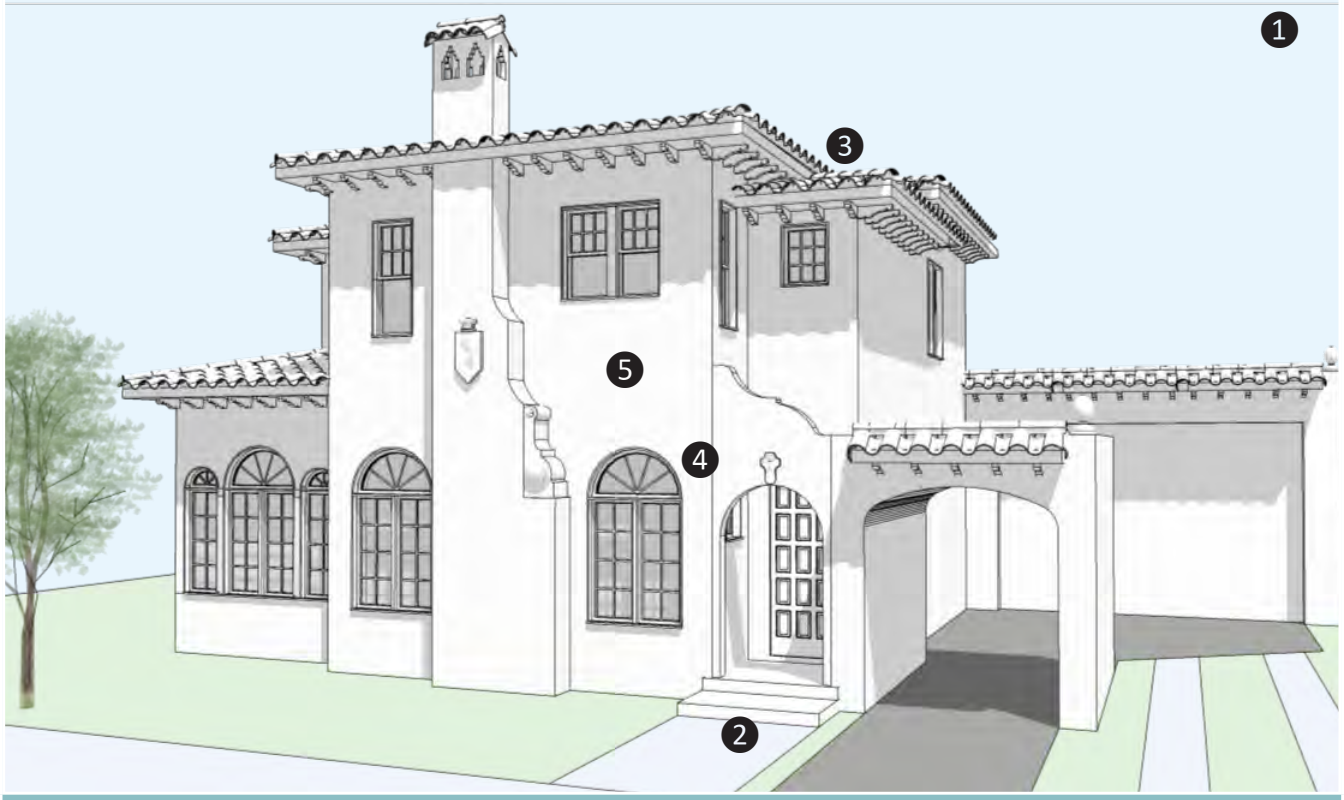
Dallas, TX

Coral Gables, FL

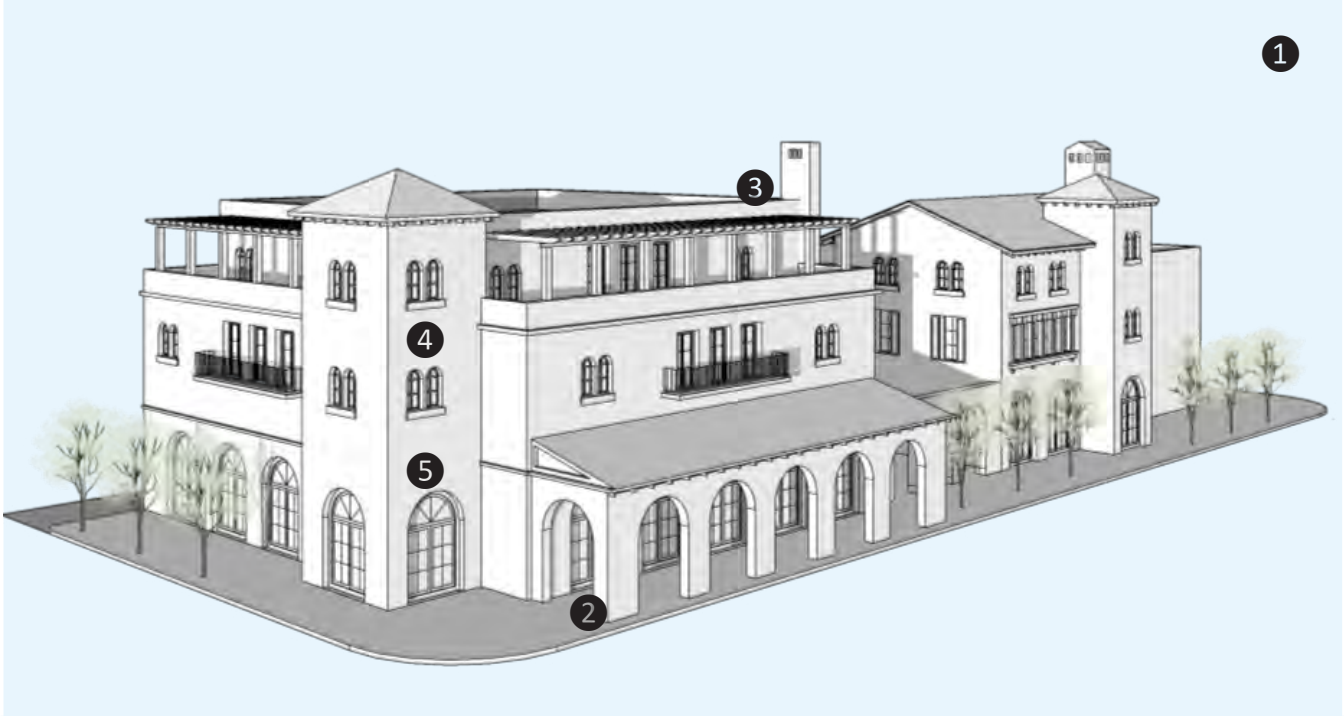
Worth Avenue Retail, Palm Beach, FL

Palm Beach, FL

FIGURE 12.14-14 MEDITERRANEAN REVIVAL: REQUIRED ELEMENTS OF THE STYLE DIAGRAM



SINGLE FAMILY DWELLING EXAMPLE



MULTI-STORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-14**

	REQUIRED ELEMENTS OF THE STYLE
1	1—**Massing and height.** The Mediterranean Revival style is ornate, asymmetrical and eclectic. It is common to have multiple levels, multiple interior and exterior spaces. Building massing is irregular with a variety of shapes and heights; however, the appearance of solidity and permanence is critical.
2	2—**Frontage Type.** **i.** A frontage type defined in **Sec. 12.1.05** shall be used. **ii.** Ornamented columns, posts, balustrades, and/or brackets are required elements. **iii.** Columns may be rounded, twisted, or detailed as squared masonry piers.
3	3—**Roof.** **i.** Roofs of the principal building shall be hipped, gabled or a combination of both. Roof slopes are somewhat shallow and shall be sloped between 3:12 and 6:12. Roofs may be flat when used as a terrace. **ii.** Where roofing is sloped, materials shall be barrel tile, Spanish “S” tile, or flat concrete tile, all in clay colors. **iii.** Roof overhangs vary from being deep to having no overhang at all. When deep overhangs exist (24” or greater), they shall be supported by sizable wooden brackets. Roofs that do not overhang shall be treated with a molded cornice. **iv.** Exposed rafters are required elements.
4	4—**Doors and Windows.** **i.** Windows and doors shall be vertical and/or square proportions with the occasional round, oval, or ornamental window. **ii.** Windows shall not be installed on the same plane as the exterior walls. Openings for doors and windows shall cast shadows and give the impression of thickness and solidity. **iii.** Windows shall have divided lights and are double-hung, single-hung, or casement. Window and door surrounds, when they exist, are made of stucco or stone and may include elaborate ornamentation .
5	5—**Exterior Materials and Finishes.** **i.** Exterior finishes shall be smooth or textured stucco. **ii.** Stone can be used as an accent material.

FIGURE 12.14-15 ENCOURAGED MEDITERRANEAN REVIVAL FEATURES

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

1—Arched openings and/or windows are prominent characteristics.

2—Elements of iron, wood or fiber cement detailing.

3—Chimneys which are masonry built with either stone, brick, or stucco finish. Flues are roofed or have decorative chimney caps.

4—Loggias to serve as outdoor circulation between rooms.

5—Balconies, courtyards, and terraces.

6—Doors and Windows:

- **i.** Arched windows in groups of two or three.
- **ii.** Doorways with carved stonework, spiral columns, and pilasters.
- **iii.** Canvas and awnings to shield windows from the sun.
- **iv.** Operable shutters for protection of openings.

7—Brightly colored ceramic tiles on floors and on stair risers.

8—Ornate and decorative lighting fixtures and sconces.

IMAGES OF MEDITERRANEAN REVIVAL DETAILS

Tower element with arched openings and details, Palm Beach, FL

Storefront, Palm Beach, FL

Deep set door at stoop with decorative tiles, Coral Gables, FL

Retail arcade and decorative lighting, Palm Beach, Fl

d. **Bungalow.** Variations of this style include Prairie, Craftsman, or "Stick" style. The style was popular in America from 1910 through the 1930s and is well suited to the Florida climate with deep overhangs and porches. Representative images, required elements, and recommended features follow:

FIGURE 12.14-16 BUNGALOW IMAGE MATRIX

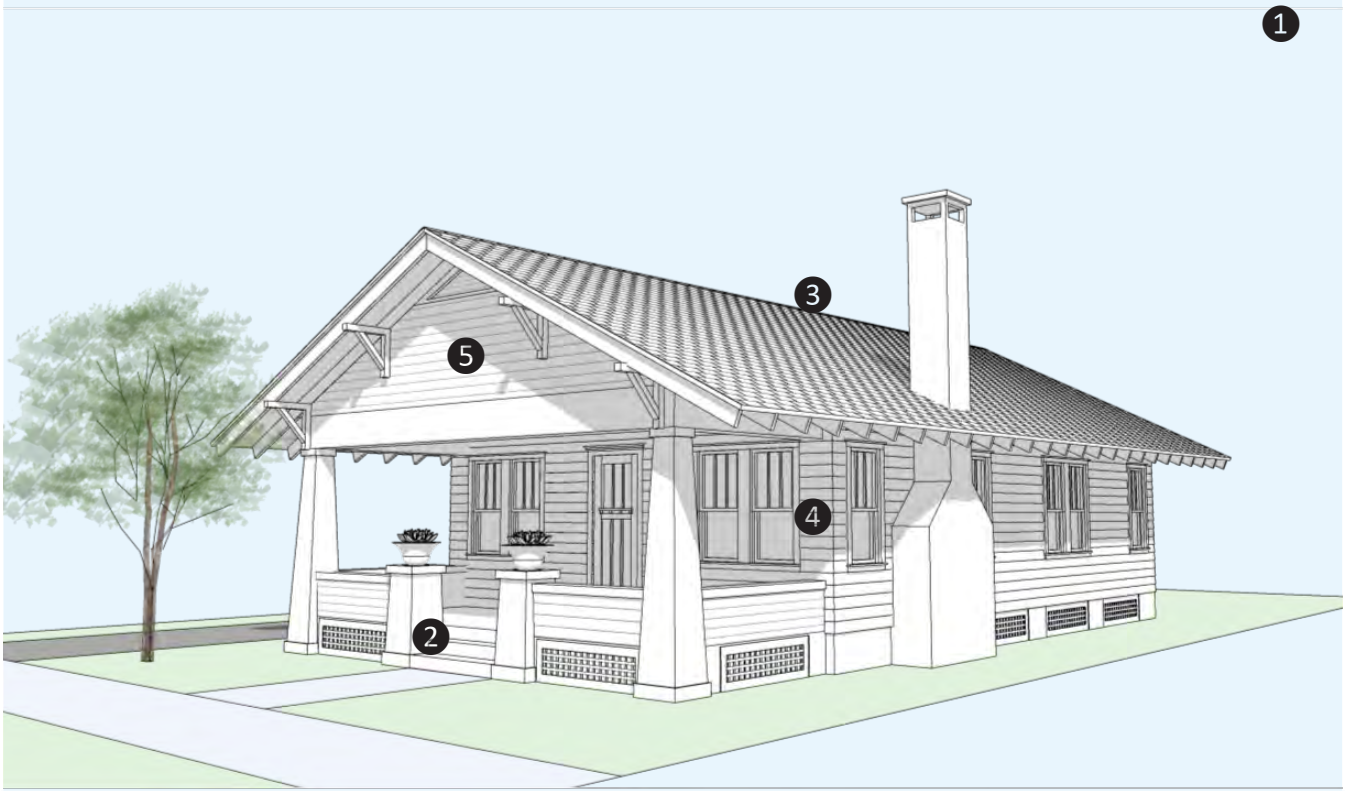
Lake Worth Beach, FL

Hyde Park, Tampa, Fl

Lake Worth Beach, FL

Hyde Park, Tampa, Fl

FIGURE 12.14-17 BUNGALOW: REQUIRED ELEMENTS OF THE STYLE DIAGRAM



	REQUIRED ELEMENTS OF THE STYLE
1	1—**Massing and height.** The Bungalow house is eclectic in its origins and detailing. The building maintains a low profile. It is moderate in size yet delivers a prominent street presence with its porches and detailing.
2	2—**Frontage Type.** **i.** Stoop or porch frontage type shall be used. See **Figure 12-7.04** and **12-7.06**. **ii.** The porch, when it is the full width of the house, can share the roof of the principal building. **iii.** Vertical support members shall be tapered, square wooden posts or masonry piers. Rounded columns are prohibited.
3	3—**Roof.** **i.** Roofs of the Bungalow shall be gabled, hip, or hip-on-gable (dutch gable) with shallow slopes of 3:12 to 8:12. Dormers are permitted. **ii.** Roofing materials shall be wood shingles or shakes, metal shingles, asphalt shingles, low-profile standing seam, or 5V crimp metal. **iii.** Overhangs shall be between 24” or greater.

CONTINUATION OF **FIGURE 12.14-17**

REQUIRED ELEMENTS OF THE STYLE	
❹	4—**Doors and Windows.** **i.** Windows and doors shall be square or vertically proportioned and double-hung or single-hung type. **ii.** Double and single-hung windows may have multiple divided lights within the top and bottom sashes. **iii.** Window and door surrounds shall be provided.
❺	5—**Exterior Materials and Finishes.** **i.** Finishes shall be siding, shingles, and/or stucco. Stucco may be smooth or textured. Variations of siding and/or shingles give the Bungalow its true craftsman aesthetic and shall be used. **ii.** Brackets, porch railings, balustrades and/or tapered columns shall be provided.

FIGURE 12.14-18 ENCOURAGED BUNGALOW FEATURES *(A minimum of three features are required for projects in the Core Subdistrict)*
1—Wooden brackets at the gable's end.
2—Deep overhangs of 2' or more and exposed rafter tails and support joinery.
3—Masonry and stone used for a building's base, steps, and the pedestal for porch columns.
4—Operable shutters.
5—Attic Vent: **i.** Wood framed or with fiber cement trim and placed on center beneath roof ridge. **ii.** Embellished with louvers or other decorative features.
6—Chimney: **i.** Masonry structure built with either a stone, brick, or stucco finish. **ii.** Tapered chimney that flares at the bottom of the home and shares the same material as the foundation.

CONTINUATION OF **FIGURE 12.14-18**

IMAGES OF BUNGALOW DETAIL

A Bungalow with a bank of casement windows, West Palm Beach, FL

Masonry carport with decorative lighting, Lake Worth Beach, FL

Porch with brackets, tapered columns, West Palm Beach, FL

Brick chimney, West Palm Beach, FL

Bungalow with front porch and tapereds columns, Rio, FL

Larger dormer with shingle siding and 3 over 1 double-hung windows, Old Palm City, FL

e. **Art Deco.** The Art Deco style typically emphasizes verticality while Streamline Moderne places emphasis on the building's horizontality. In Florida, Art Deco was most often used on apartment buildings, hotels, and commercial buildings. The use of this style on residential homes was less frequent. The style may pay tribute to the local tropical setting with designs featuring pelicans, palm trees, flamingos, and nautical motifs and elements. Representative images, required elements, and recommended features follow:

FIGURE 12.14-19 ART DECO IMAGE MATRIX

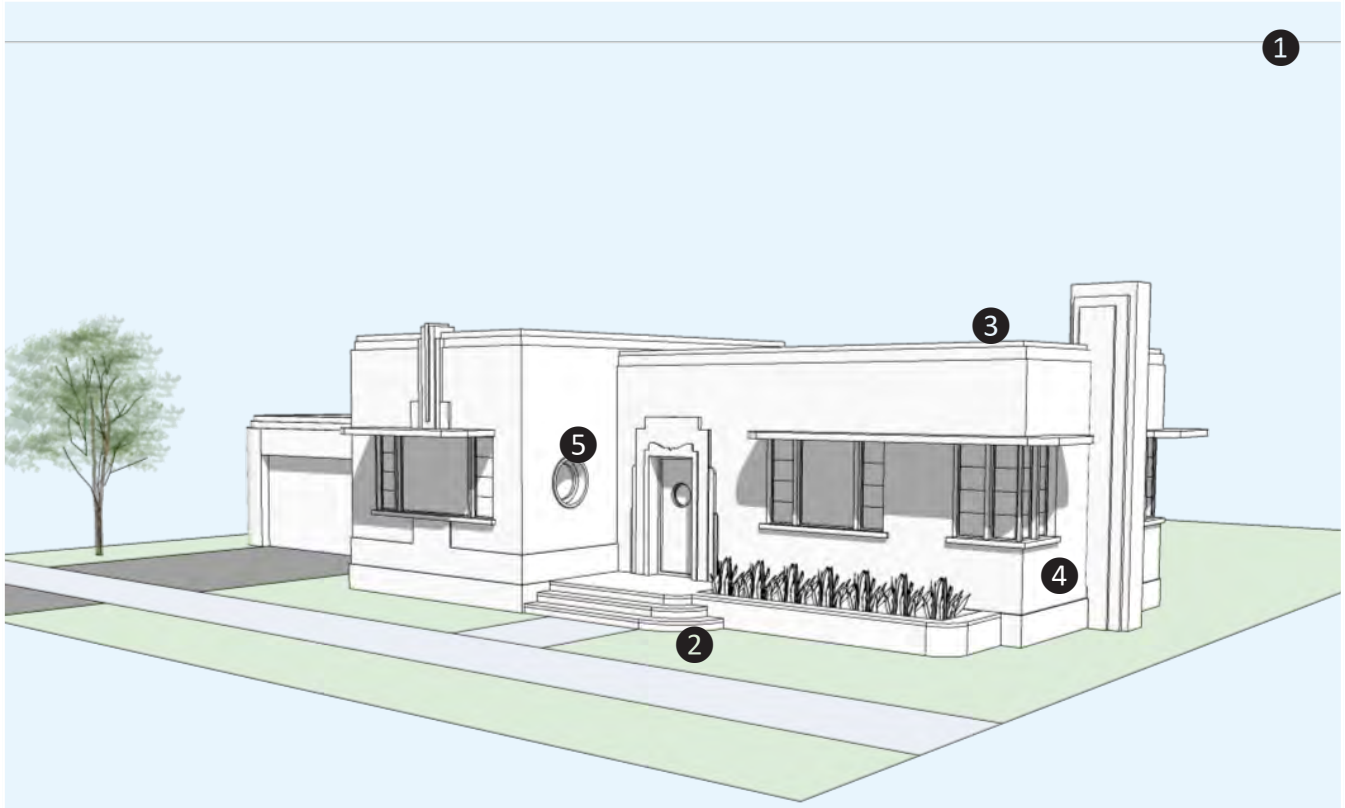
Lake Worth Beach, FL

Melbourne, FL

Lake Worth Beach, FL

Hollywood, FL

FIGURE 12.14-20 ART DECO: REQUIRED ELEMENTS OF THE STYLE DIAGRAM



SINGLE FAMILY DWELLING EXAMPLE

MULTI-STORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-20**

	REQUIRED ELEMENTS OF THE STYLE
❶	1—**Massing and height.** The massing and composition is simple with an emphasis on the appearance of the building thrusting skyward, with architectural elements, towers, and other vertical projections accentuating the top of the building.
❷	2—**Frontage Type.** A stoop, storefront, or forecourt frontage type shall be used. See **Figure 12-7.01**, **12-7.05,** and **12-7.06**.
❸	3—**Roof.** **i.** Roof shall be flat with parapets. Parapets are embellished with decorative stucco reliefs, banding, and bas-relief ornamentation. **ii.** Deep "eyebrow" overhangs, minimum 16" deep, shall be placed over some or all openings.
❹	4—**Doors and Windows.** **i.** Doors are ornamented around entrances, windows are ornamented with abstract, angular or floral ornaments or eyebrows. **ii.** Doors have geometric patterns in the shape of portholes, contain horizontal lights, or designed with asymmetrical lights. **iii.** Windows shall be casement, awning, fixed, or sliding. Glass block and round porthole windows are used as accent windows. **iv.** Windows shall have square or horizontal lights. **v.** Windows shall be vertical, square, or horizontal in their proportion. **vi.** Windows shall not be installed on the same plane as the exterior walls. Openings for doors and windows shall cast shadows and give the impression of thickness and solidity. **vii.** Art Deco windows rarely have any detailed window surrounds or sills. They are in "punched" or simple, non-articulated openings. Occasionally, brick or cast sills are used. Shutters are not permitted.
❺	5—**Exterior Materials and Finishes.** **i.** Walls shall be finished with smooth stucco. Metal accents are occasionally used. **ii.** Façades shall include a decorative motif, such as zig-zag, botanical, floral, chevron, sunburst, scalloped fluting, or vertical or horizontal banding. **iii.** Details shall emphasize horizontal and vertical lines.

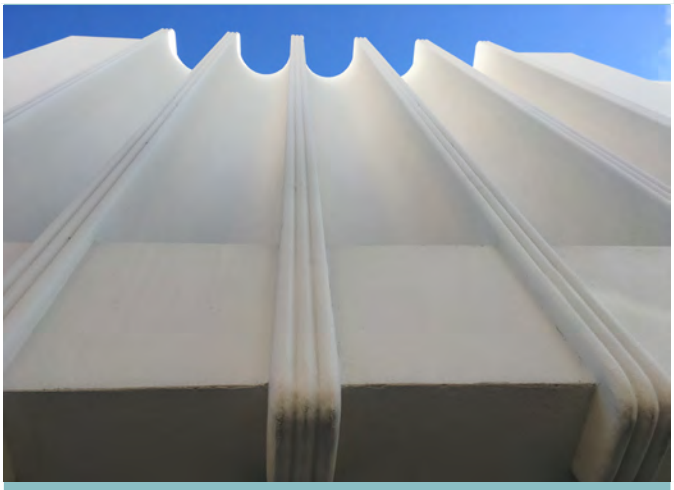
FIGURE 12.14-21 ENCOURAGED ART DECO FEATURES *(A minimum of three features are required for projects in the Core Subdistrict)*
1—Chimneys shall be masonry built with either a stone, brick, or stucco finish. Vertical stripes or horizontal lines near the top are common.
2—Ground or upper floor terraces use masonry walls or horizontal tube railings.
3—Metal or cast concrete detailing or finishes.
4—Windows placed at the corners of buildings.
5—Nautical design motif.
6—Vertical fluting as part of the elevation.
7—Exposed stone finishes used as the primary building material, to highlight architectural features such as doorway entrances, and for garden walls.

CONTINUATION OF **FIGURE 12.14-21**

IMAGES OF ART DECO DETAILS

Fixed glass casement window, West Palm Beach, FL

Rounded entryway ornamented with glass block and large windows with horizontal lights, Miami beach, FL



Details of facade treatment at Cultural Council, Lake Worth Beach, FL

Apartment building with corner windows and deep eyebrow overhangs, South Florida

Vertical decorative facade treatment with rounded eyebrow at windows, Miami Beach, FL

Smooth stucco walls and windows/door with horizontal lights, West Palm Beach, FL

f. **Mid-century Modern.** Mid-century Modern became the predominate style in the post WWII era where architects and builders experimented with angled roof lines, new materials, and asymmetry were explored. The influence of aerodynamics impacted building design. The Sarasota Modern and Tropical Modern are examples of Mid-century Modern design adapted to the Florida climate. Representative images, required elements, and recommended features follow:

FIGURE 12.14-22 MID-CENTURY MODERN IMAGE MATRIX

Expressive gable roof and chimney, South FL

Geometric fins casting shadows, Miami, FL

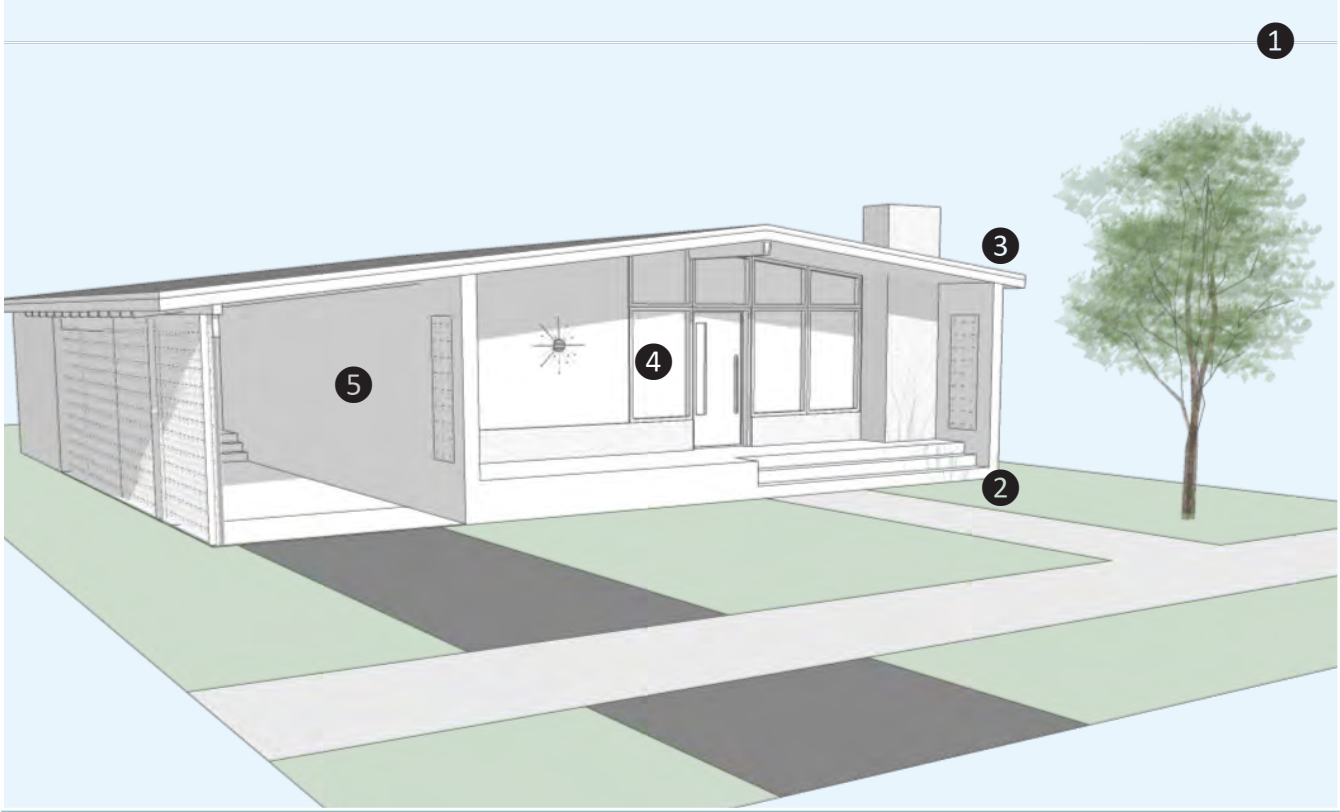
Cocoon House, Siesta Key, FL

Gable roof with beams and pole brackets, Rio, FL

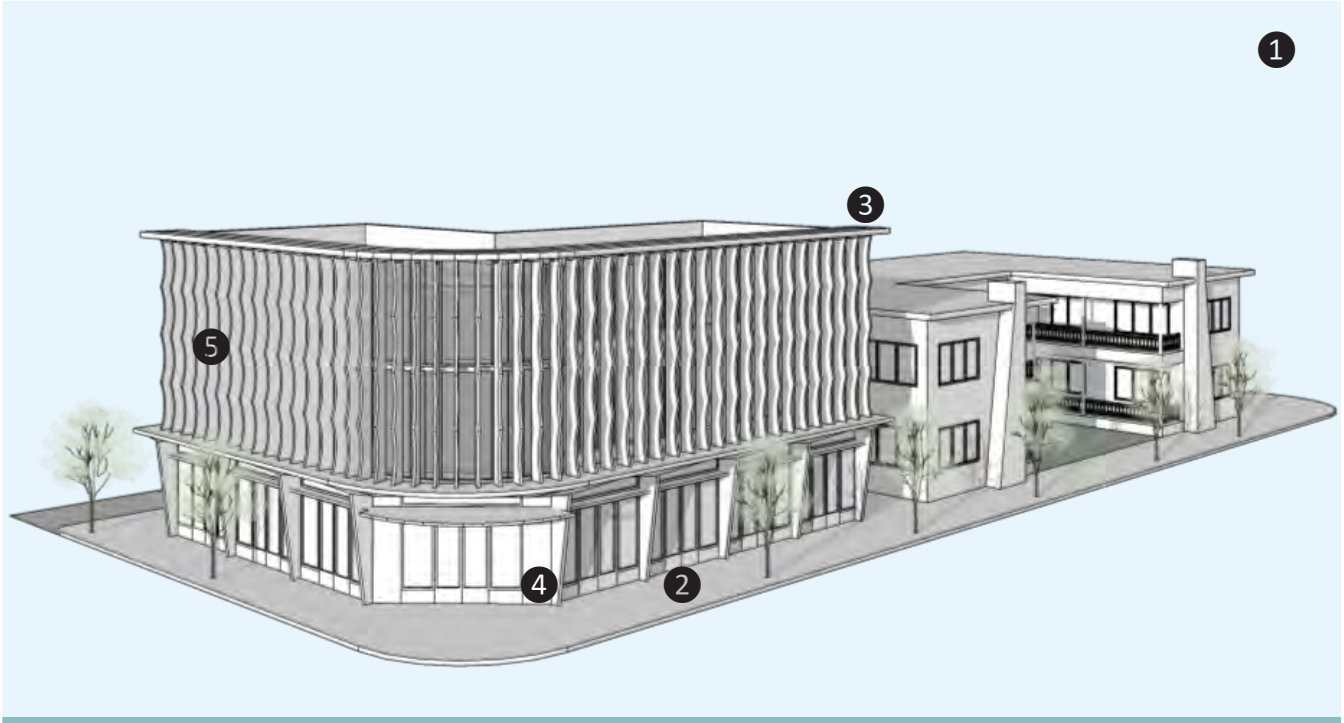
Apartment courtyard with geometric railing, Miami, FL

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

FIGURE 12.14-23 MID-CENTURY MODERN: REQUIRED ELEMENTS OF THE STYLE DIAGRAM



SINGLE FAMILY DWELLING EXAMPLE



MULTI-STORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-23**

	REQUIRED ELEMENTS OF THE STYLE
❶	1—**Massing and height.** Mid-Century Modern single family dwellings are typically 1 to 2 stories and are horizontally proportioned. Multi-family, commercial, and mixed-use applications can be taller consistent with the Subdistrict regulations.
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. For porches, the minimum width can be reduced to 20' wide in lieu of the full 40% of the front facade when the primary facade exceeds 50' wide. **ii.** Columns shall be pipe columns, masonry, or poured concrete columns.
❸	3—**Roof.** **i.** Roofs shall be asymmetrical gable roofs, shed roofs, butterfly, and/or include flat roof parapet or overhanging flat roofs. **ii.** Where gable ends exist, the gable end of a structure shall face the street.
❹	4—**Doors and Windows.** **i.** Clerestory windows, ribbon windows, or large picture windows are very common. Windows shall be casement, awning, sliding, fixed or a combination. **ii.** Windows shall be vertical, square or horizontal in proportion, but have square or horizontal lights. **iii.** Doors are flush with raised panels, or asymmetrical fixed single or horizontal 3, 4, or 5 lights.
❺	5—**Exterior Materials and Finishes.** **i.** Smooth stucco, brick facing, wood, fiber cement, or a combination of those are all acceptable finishes. Textured stucco is prohibited. **ii.** Punched block or breeze block are incorporated into carports, porches, or other details.

FIGURE 12.14-24 ENCOURAGED MID-CENTURY MODERN FEATURES *(A minimum of three features are required for projects in the Core Subdistrict)*
1—Masonry built wide chimney with either a stone, brick, or stucco finish on the front elevation.
2—Decorative iron railing with geometric patterns.
3—Brise soleil and louvers to diffuse the intense Florida sun.
4—Butterfly roof.
5—Large expanses of fixed glass windows around the primary entrance.
6—"V" shaped pipe or poured concrete columns.
7—Projected sills, eyebrows, or window surrounds running the length of the facade.

CONTINUATION OF **FIGURE 12.14-24**

IMAGES OF MID-CENTURY MODERN DETAILS

Brise soleil protects opening from direct sunlight, Miami, FL

Large horizontal awning windows, Orlando, FL

Brick facing with decorative signage. Miami, FL

1959 dwelling designed by Ralph Twitchell, renovation by Seibert Architects, Sarasota, FL

Rectangular chimney with brick facing, intersected by a gabled roof end facing the street, South FL

Pipe columns on a porch, Gainesville, FL

g. **Mission.** The Mission style grew in popularity as ideas from the American west were brought east through the Columbian Exposition and the expansion of the transcontinental railroad at the beginning of the turn of the 20th century. In Florida, it became a very popular style especially in neighborhoods of the 1920s. The ability to maintain its style with a variety of massing makes it a very popular choice for apartment buildings as well as private residences. Representative images, required elements, and recommended features follow:

FIGURE 12.14-25 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

FIGURE 12.14-26 MISSION: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

REQUIRED ELEMENTS OF THE STYLE	
1	1—**Massing and height.** Mission style single family dwellings are 1 or 2 stories whereby multi-family or mixed-use structures may be taller consistent with the Subdistrict regulations. Mission style structures have variations in their massing often emphasizing the front entrance.
2	2—**Frontage Type.** **i.** Stoop, porch, or bracketed balcony frontage type shall be used. See **Figure 12-7.03, 12-7.04,** and **12-7.05** for criteria. **ii.** Where front porches occur, they shall be supported by thick square piers or feature arches, or a smaller stepped version of the main house parapet.
3	3—**Roof.** **i.** Roofs shall be flat and surrounded by a parapet, which is undulated, curvilinear, or articulated and includes decorative elements. Roofs may include portions of pitched roofs or shed roofs, overhangs with clay barrel tile, low profile metal roofs, or asphalt shingle. **ii.** Scuppers at the base of a parapet for drainage shall include ornamental detailing and be aesthetically placed.

CONTINUATION OF **FIGURE 12.14-26**

REQUIRED ELEMENTS OF THE STYLE	
❹	4—**Doors and Windows.** **i.** Doors shall be panel or plank with multiple lights (divided window). Doors may be arched or rectangular. **ii.** Windows shall be double-hung, single-hung, or casement. Divided lights may occur in the top sash in single or double-hung windows while the bottom sash has no divisions. **iii.** Windows shall be vertical or square in their proportions. Window groupings of two or three are common. **iv.** Windows shall have sills and trim surrounds.
❺	5—**Exterior Materials and Finishes.** The primary surface treatment shall be smooth or medium to rough textured stucco and may include stone and stucco accents.

FIGURE 12.14-27 ENCOURAGED MISSION FEATURES

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

1—Masonry built or stucco chimneys with decorative chimney caps.
2—Parapets with simple moldings or barrel tile caps.
3—Parapets featuring a single row of sloped roofing tile between the taller, curvilinear portions.
4—Simple applied swags, crests, or medallions.
5—Clay tile scuppers at base of parapet for drainage off of flat roof.
6—Ornamental banding.
7—Rusticated doors with heavy metal hinges.

IMAGES OF MISSION DETAILS

Duplex with four over one windows and decorative medallions, Stuart Fl

Articulated parapet on a flat roof on house in Lake Worth Beach, FL

h. **Ranch.** The popularity of the Ranch style spans from 1950 to the mid 1970s when many homes in Martin County were constructed. The Ranch home is characterized by engaging the outdoors through the use of large windows, courtyards, and patios. The Ranch house is elongated and horizontal in its proportions. Representative images, required elements, and recommended features follow:

FIGURE 12.14-28 RANCH IMAGES MATRIX

Rio, FL

FIGURE 12.14-29 RANCH: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

	REQUIRED ELEMENTS OF THE STYLE
1	1—**Massing and height.** The plan of a ranch house is rambling, long and linear, and is organized horizontally. The plan is generally asymmetrical.
2	2—**Frontage Type.** **i.** Porch frontage, **Figure 12-7.04**, shall be used. The minimum width can be reduced to 20' wide in lieu of the full 40% of the front facade when the primary facade exceeds 50' wide. **ii.** Posts shall include geometric detailing, wrought iron, or metal decorative supports.
3	3—**Roof.** **i.** Low-pitched roof of 3:12 or 4:12, but may include portions of a flat roof. **ii.** Gable, hip, dutch gable, and intersecting overlaid hip are permitted roof shapes. **iii.** Overhangs shall be deep (24" or greater) and shade windows and walls. **iv.** Permitted materials include white flat cement tiles, asphalt shingle, 5v metal crimp, or low profile metal standing seam.
4	4—**Doors and Windows.** **i.** Doors shall be multi-panel, full light panel, horizontal 4 or 5 light, or flush with asymmetrical fixed lights. **ii.** Windows shall be awning, casement, fixed pane picture windows, sliding or a combination. Individual windows may be horizontal, square or vertical, but shall be horizontal in composition or grouping when square or vertical. **iii.** Windows shall include minimal sill detail in masonry or brick.
5	5—**Exterior Materials and Finishes.** Smooth or fine sand finished stucco, clapboard, board and batten, brick veneer, or other natural materials such as stone or wood are permitted as accents and primary finishes. Textured stucco is prohibited.

FIGURE 12.14-30 ENCOURAGED RANCH FEATURES

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

1—L-shaped or U-shaped house plan around an outdoor patio or courtyard.

2—Primary entrance with an oversized or double doors.

3—Chimneys with rectangular proportions.

4—Operable shutters.

5—Horizontal masonry or brick planters along the structure.

6—Decorative front door with geometric glass panes or carvings.

7—Ridge vents or mini-gables on the crown the roof.

IMAGES OF RANCH DETAILS

Low-slope roof with Dutch Gable roof detailing and rectangular chimney, Old Palm City, FL

Wide porch with geometric posts, Lake Worth Beach, FL

i. **Main Street Vernacular.** The Main Street Vernacular is a style of the traditional commercial and mixed-use buildings that has shaped successful main streets throughout the region since the 1900s. Storefronts line the sidewalk and promote commercial activity. The buildings are structurally simple, comprised of a bay or series of bays and openings (windows and doors) that are aligned. Representative images, required elements, and recommended features follow:

FIGURE 12.14-31 MAIN STREET VERNACULAR IMAGE MATRIX

Atlantic Avenue, Delray Beach, FL

Hobe Sound, FL

Jensen Beach, FL

Stuart, Fl

FIGURE 12.14-32 MAIN STREET VERNACULAR: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

	REQUIRED ELEMENTS OF THE STYLE
1	1—**Massing and height.** The composition of the building is simple, usually a single bay or series of vertically-proportioned bays containing storefronts at the sidewalk.
2	2—**Frontage Type.** **i.** A storefront frontage type is required, see **Figure 12-7.01**. **ii.** A series of French glass doors, operable glass wall system, or overhead glass doors which open to the sidewalk are permitted alternatives to a traditional storefront.
3	3—**Roof.** Roofs of the primary structure shall be flat with parapets. Parapet may be pitched to give the appearance of a pitched roof.
4	4—**Doors and Windows.** Openings shall be square or vertically proportioned with simple sills and surrounds. Upper story windows shall be double-hung, single-hung, or casement.
5	5—**Exterior Materials and Finishes.** **i.** Exterior finishes shall be smooth or textured stucco, stone, or brick, and may include accent materials. **ii.** A cornice line shall be located between the first and second stories and along the parapet. If other ornamentation is incorporated, it is expressed in the parapet, between window bays, or around entries and may be classical in nature or reflective of native flora or fauna.

FIGURE 12.14-33 ENCOURAGED FEATURES OF MAIN STREET VERNACULAR

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

1—Upper story balconies.

2—Cantilevered overhangs or attached awnings.

3—Arcades.

4—Operable shutters or awnings on upper story windows.

5—Gooseneck lights for signage.

6—Signage band.

IMAGES OF MAIN STREET VERNACULAR DETAILS

Sidewalk dining and variety of awnings, Winter Park, FL

Sidewalk with awning, Port Salerno, FL

CityPlace, West Palm Beach, FL

Operable glass wall as part of storefront, Delray Beach, FL

Clematis Street, West Palm Beach, FL

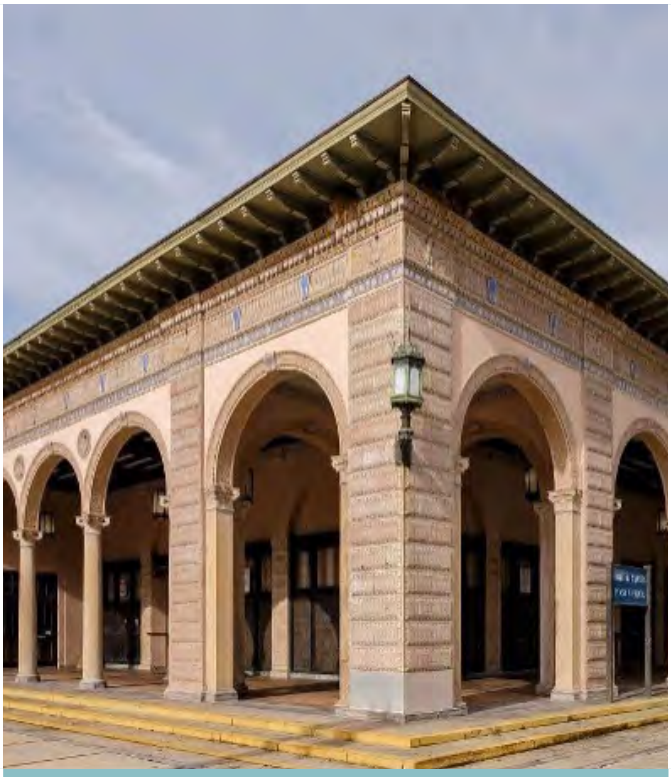
Awnings and gooseneck lights, West Palm Beach, FL

j. **Classical Traditional.** Classical architecture can be defined as the architecture of ancient Greece and Rome and its later expression though the Renaissance. Classicism uses a specific vocabulary and syntax, which provides a detailed design framework. Books written about Classical architecture by architects such as Vitruvius, Alberti, Serlio, and Palladio remain relevant today and should be referenced when designing a Classical building. The style may include Greek Revival, Colonial Revival, Georgian, Italianate, and Federal. Representative images, required elements, and recommended features follow:

FIGURE 12.14-34 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

FIGURE 12.14-35 CLASSICAL TRADITIONAL: REQUIRED ELEMENTS OF THE STYLE DIAGRAM

SINGLE FAMILY DWELLING EXAMPLE

MULTI-STORY EXAMPLE

CONTINUATION OF **FFIGURE 12.14-35**

	REQUIRED ELEMENTS OF THE STYLE
1	1—**Massing and height.** Building in the classical tradition today is a direct translation of the cannons of the classical orders. Pedestals, columns, and entablatures categorically related to the Tuscan, Doric, Ionic, Corinthian, and Composite orders. **i.** Classicism is an architecture that expresses weight and compression, therefore the corners are wide to reflect solidity of the structure. Columns support the weight of beams and brackets support cantilevers. **ii.** The elements of a Classical building are arranged in a rational, symmetrical manner with careful attention to proportions. The facade has a base, middle, and top clearly evident on the facade. Bay spacing for windows, colonnades, and arcades are vertical in proportion. Entrances are typically in the center of the façade in an area with an odd number of bays, or even number of columns, so that the entrance is on axis, welcoming, and not blocked by a column. Windows and doors line up vertically in the façade and reflect a clear path for structural loads to the ground.
2	2—**Frontage Type.** A frontage type specified in **Sec. 12.1.05** shall be used. Columns if present shall follow classical canons, i.e. the orders Tuscan, Doric, Ionic, Corinthian, Composite.
3	3—**Roof.** **i.** Roofs of the primary structure shall be hipped, gabled, or a combination of both. Flat roofs with parapet are acceptable for commercial structures. **ii.** Roof slopes shall be shallow and are sloped between 3:12 and 6:12, unless following Greek Revival or Georgian Style can be as steep as 10:12. **iii.** Shingle, barrel tile, Spanish “S” tile, or flat concrete tiles are permitted roofing materials. **iv.** Exposed gutters shall be half-round with metal finish.
4	4—**Doors and Windows.** **i.** Windows and doors shall be vertical and/or square proportions with the occasional round, oval, or ornamental window. Windows include divided lights. Divided light patterns of 9 over 6, or 6 over 6 are typical, but there can be variation. **ii.** Windows shall not be installed on the same plane as the exterior walls. Openings for doors and windows shall cast shadows and give the impression of thickness and solidity. **iii.** Windows shall be double-hung, single hung, or casement. Window and door architraves, when they exist, are made of wood or stone.
5	5—**Exterior Materials and Finishes.** **i.** Exterior finishes shall be brick, stone, smooth faced pre-cast concrete, or clapboard in wood, or fiber cement. Smooth stucco is permitted.

FIGURE 12.14-36 ENCOURAGED CLASSICAL TRADITIONAL FEATURES

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

1—Attached porches and balconies.

2—Loggias located within the volume of buildings, serving as covered outdoor circulation between rooms.

3—Dentil molding and cornices

4—Semi-circular or elliptical fanlights that adorn a primary entrance.

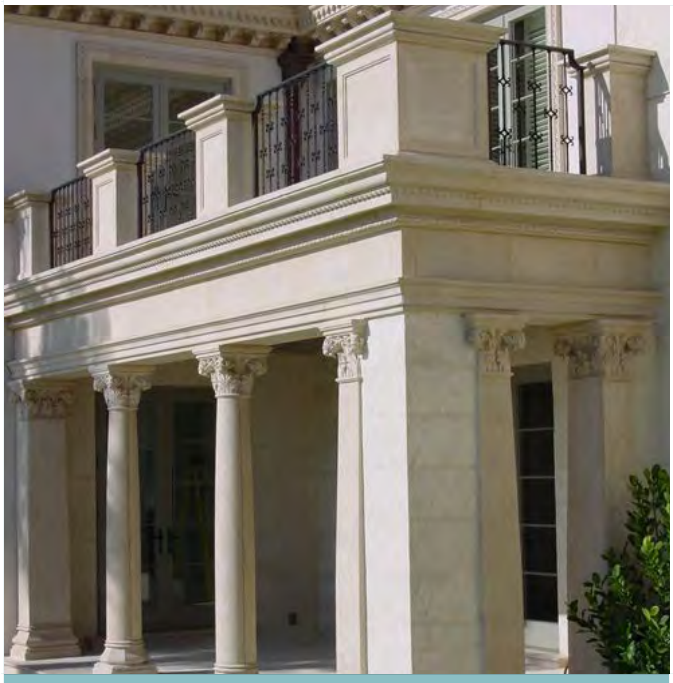
5—Operable shutters along with shutter stays.

6—Gabled portico with columns.

IMAGES OF CLASSICAL TRADITIONAL DETAILS

Detail of an operable shutter and shutter stay

Side-yard houses, Savannah, GA



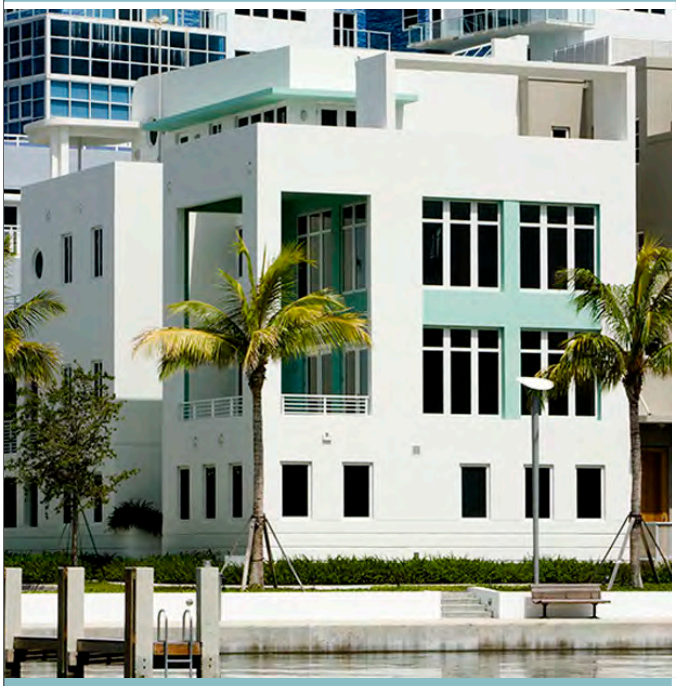
Masonry loggia in the Corinthian order, Palm Beach, FL

The facade is divided by large entablatures and cornices into three horizontal tiers. Tiffany and Company Building, New York, NY

k. **Contemporary.** Contemporary architecture is of the current time and does not have the benefit of historical distance to define its character. It draws inspiration from previous styles, utilizes modern materials, and is reflective of the climate and context. Contemporary architecture is an opportunity to use new materials, technology, and improve energy efficiency. It is not to be confused with simply the lack of ornamentation or the use of poor quality materials. Materials are of high quality and details are carefully considered. Representative images, required elements, and recommended features follow:

FIGURE 12.14-37 CONTEMPORARY IMAGES MATRIX

Brillhart House, Miami, FL

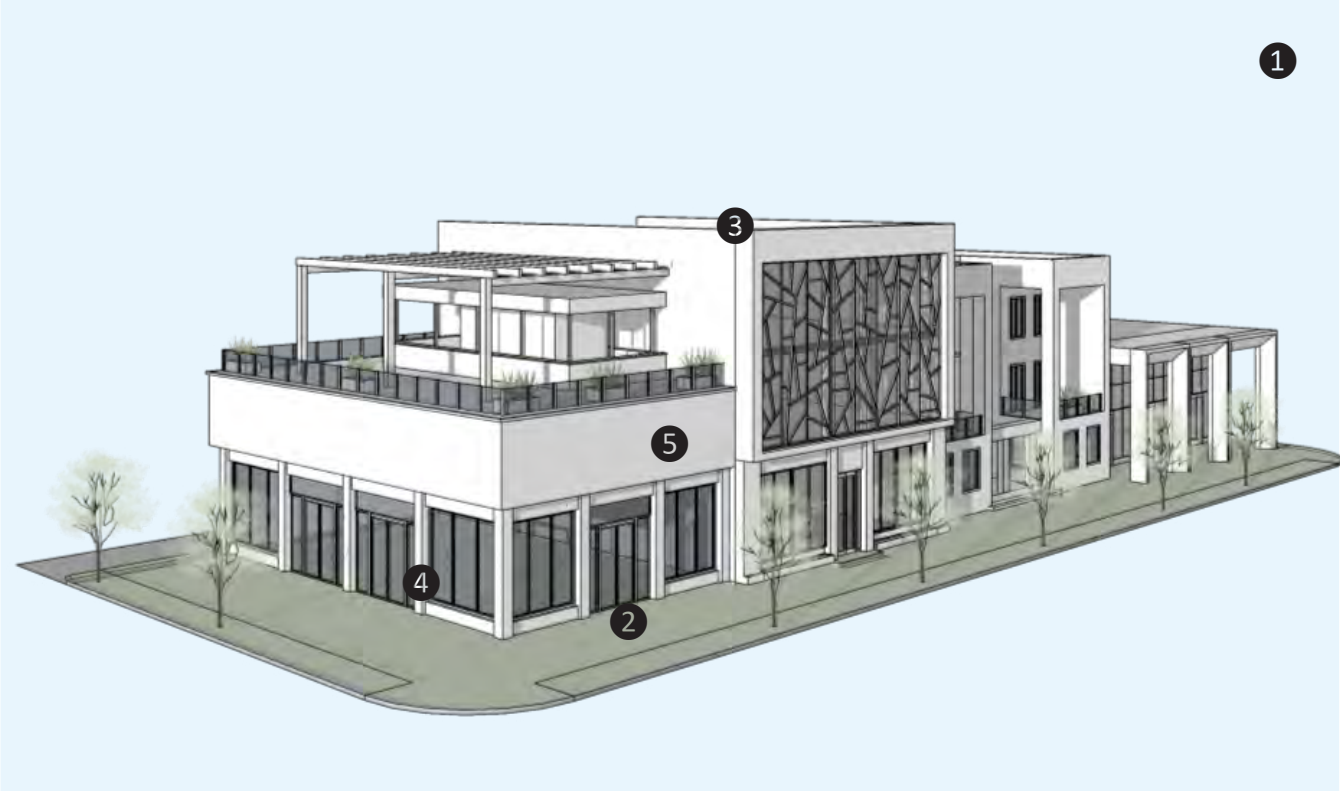


Aqua, Miami Beach, FL

CocoWalk, Coconut Grove, FL

FIGURE 12.14-38 CONTEMPORARY REQUIRED ELEMENTS OF THE STYLE DIAGRAM

SINGLE FAMILY DWELLING EXAMPLE



MULTISTORY EXAMPLE

CONTINUATION OF **FIGURE 12.14-38**

REQUIRED ELEMENTS OF THE STYLE	
1	1—**Massing and height.** Contemporary architecture emphasizes the solidity of the mass or the lightness of materials. The geometry of the building appears to be carved from a solid volume while often lighter elements may bisect or intersect the mass.
2	2—**Frontage Type.** A frontage type defined in **12.1.05** shall be used.
3	3—**Roof.** Roofs can take a variety of forms. A broad range of roofing materials are used in contemporary architecture. Roofs shall meet minimum Energy Star ratings.
4	4—**Doors and Windows.** **i.** In masonry construction, windows shall not be installed on the same plane as the exterior walls. Openings for doors and windows shall cast shadows and give the impression of thickness and solidity. **ii.** Window types shall be casement, awning, sliding, fixed-pane with transom openings, or operable glass wall systems. Single or double-hung are less common, but are permitted. **iii.** Windows and doors shall meet minimum Energy Star ratings.
5	5—**Exterior Materials and Finishes.** Smooth stucco, brick facing, stone, architectural concrete, wood, fiber cement, or a combination of these are all acceptable finishes. Textured stucco is prohibited.

FIGURE 12.14-39 ENCOURAGED CONTEMPORARY FEATURES *(A minimum of three features are required for projects in the Core Subdistrict)*
1—A color palette comprised primarily of whites and creams with sea greens and blues highlighting details.
2—Darker hues to highlight the bases of buildings, or emphasize deeper recesses of porches or loggias.
3—Green building infrastructure or design to improve energy efficiency.
4—Flat roofs utilized for terraces.
5—Stairway access embellished and sculptural in nature.
6—Natural local materials for exterior finishes.
7—The structural system of the building clearly expressed in the building's exterior.
8—Oversized windows.
9—Oversized entry doors.
10—Pivot door hardware on entry doors.

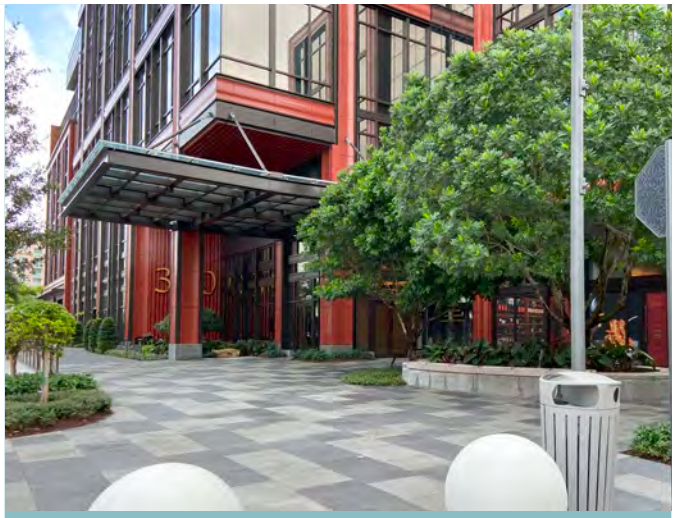
CONTINUATION OF **FIGURE 12.14-39**

IMAGES OF CONTEMPORARY DETAILS

Oak Plaza by Cure & Penabad, Miami

Pulido Residence by Strang Architecture, Miami

Muse III Wynwood, Touzet Studio, Miami, FL



Office building in City Place, West Palm Beach, FL

Mary Street, Touzet Studio, Coconut Grove, FL

Storefronts in Design District, Miami, Fl