



DESIGN STANDARDS MARTIN COUNTY CRA

PORT SALERNO NEIGHBORHOOD ADVISORY COMMITTEE

APRIL 11, 2024



GOLDEN GATE

HOBE SOUND

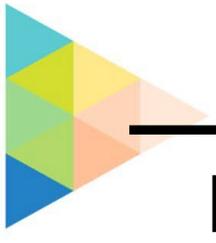
JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO

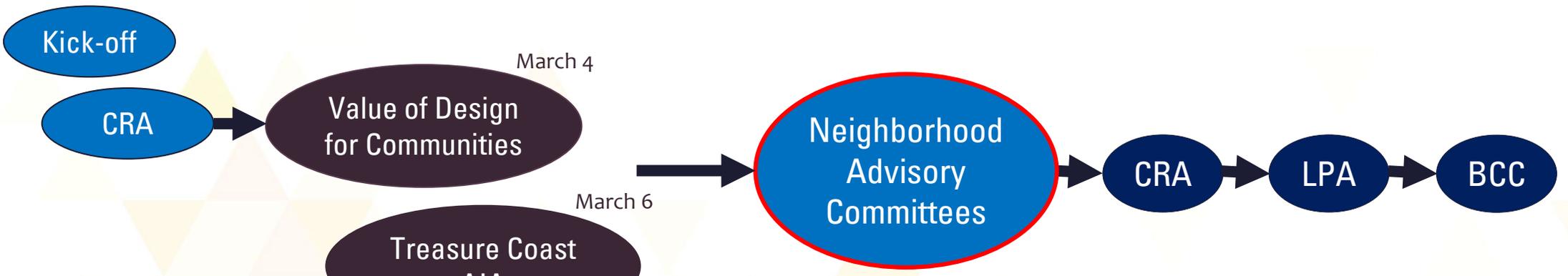




PROCESS

2024

Feb March April May June July August Sept. Oct.



March 6
Treasure Coast
AIA

March 18
Historic
Preservation Bd.

March 28
Treasure Coast
Builders



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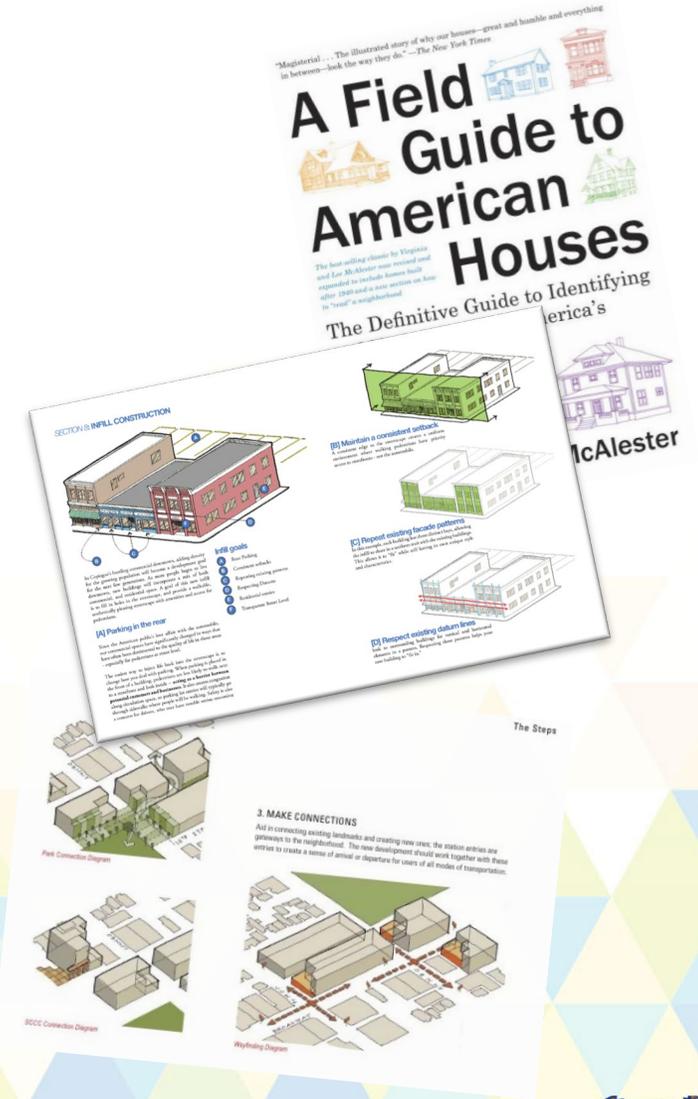
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WHAT ARE DESIGN STANDARDS?

- * Analysis of what is special about an area
- * An identification of the most characteristic design elements of an area - those qualities people would like to keep and reinforce
- * A plan toward enhancing those qualities
- * Recommendations for the improvement of visual quality
- * Minimum standards of compatibility of the built environment



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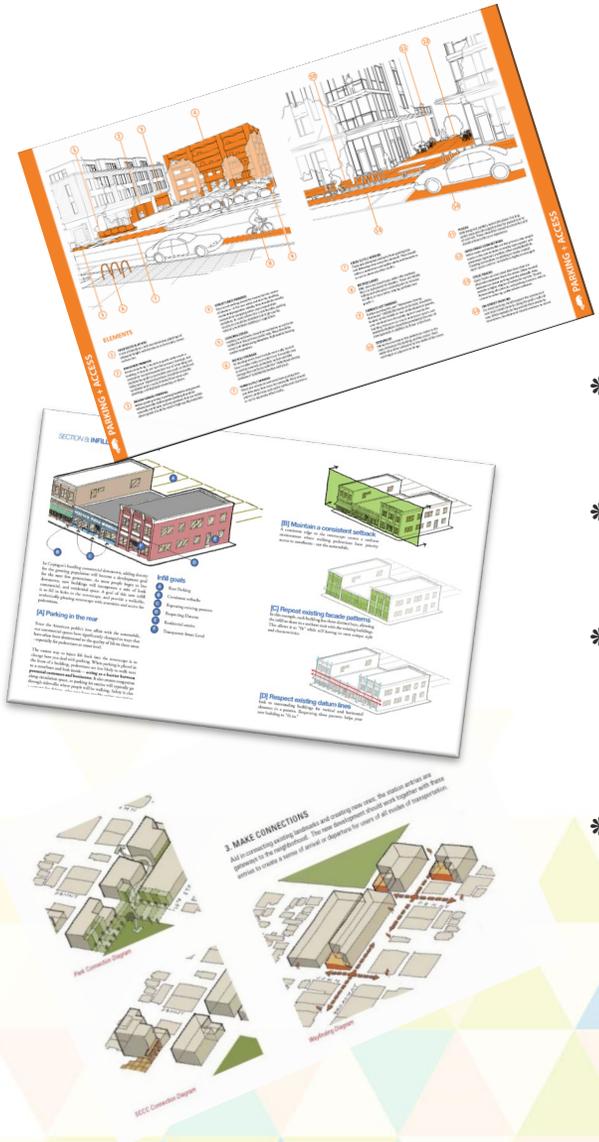
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STANDARDS CAN

- * Reinforce the unique character of an area
- * Protect the value of public and private investment
- * Improve the quality of growth and development
- * Serve as a tool for designers and their clients to use in design decision making
- * Provide an objective basis for design review board or grant committee
- * Increase the level of public awareness of design issues and options



STANDARDS CANNOT

- * Limit growth or regulate where growth takes place.
- * Guarantee that all new construction will be compatible with the district setting.
- * Design guidelines ultimately can only guide; the final results are in the hands of the property owners
- * Serve the same legal purpose as a design review ordinance. A design review ordinance is a law, but design guidelines are not.



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Common Architectural Styles – Characteristics & Elements

Florida Vernacular

Elevated foundations, wide front porch, metal roof, stucco exterior, louvered shutters and windows, light colors, wood or masonry construction, open floor plans, hurricane rated windows and doors, tropical landscaping.



Florida Bungalow

Single-story, low-pitched roofs with wide overhanging eaves, wide front porch, exposed rafters and beams, wood siding, brick or stone veneer, large windows and doors to promote cross ventilation, tropical landscaping.



Mediterranean Revival & Mission

Stucco exterior, low-pitched and red tiled roofs, arched doorways and windows, wooden beams and corbels, courtyards and patios, wrought iron details, earth tones, mosaic tiles.



Art Deco / Art Moderne

Flat roofs and parapets, geometric shapes and patterns, bold colors, stucco or smooth wall finishes, porthole windows, decorative ornamentation, streamlined and curved forms, glass blocks, terrazzo flooring, cantilevered balconies, decorative entryways.



Contemporary / Mid Century Modern

Open floor plans, large windows for natural light, flat or low-pitched roofs, bold and unconventional designs, fluid and dynamic spaces, technology integration, neutral color palettes, integration with nature.



Ranch

Single-story, low-pitched hip style roof, open floor plan, “L-shaped or U-shaped” design, attached garage simple exterior, brick or wood or stucco exteriors.



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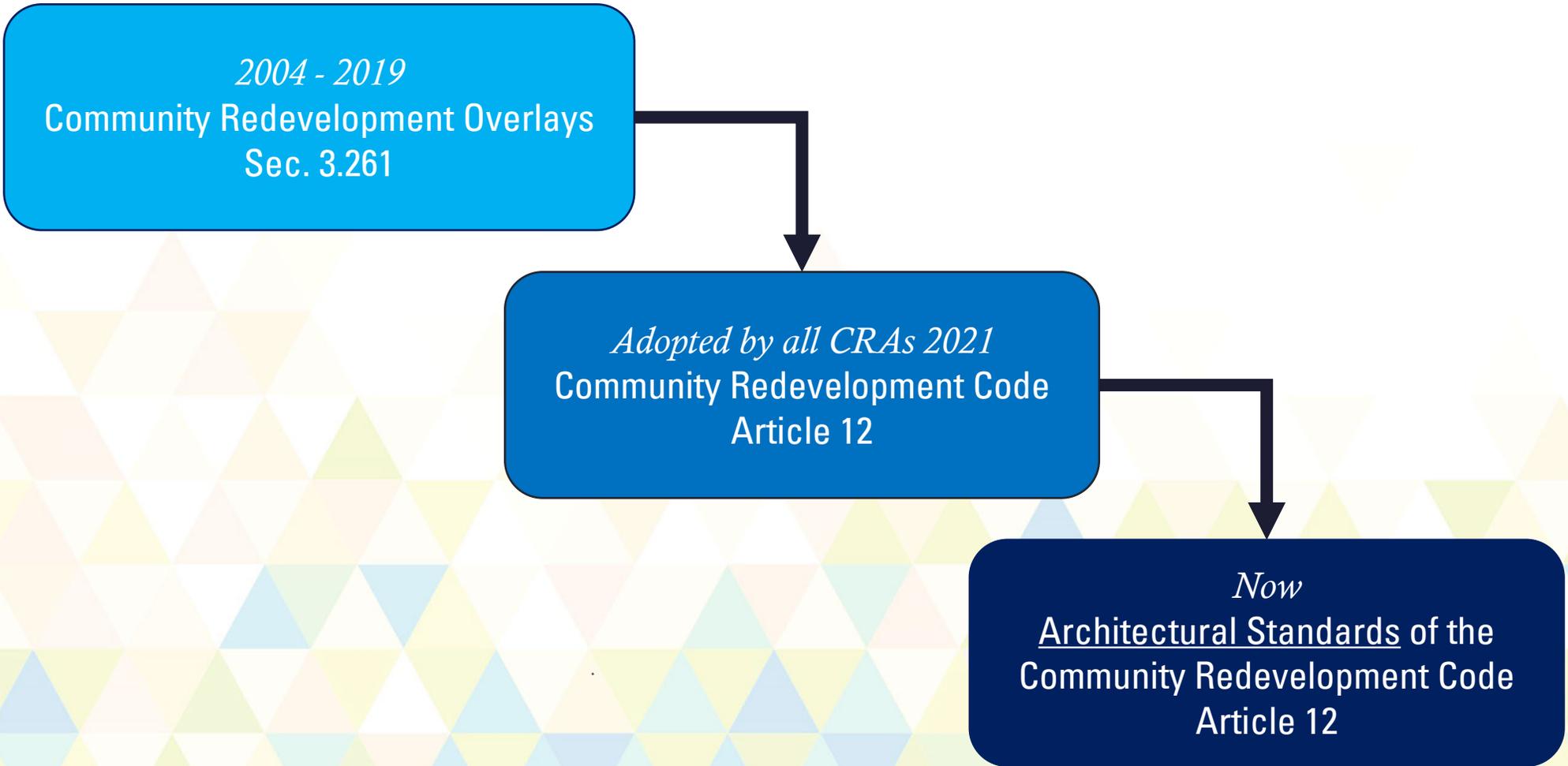
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HISTORY OF CRA CODES



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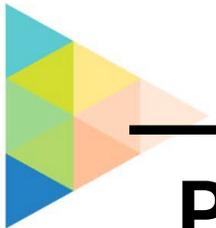
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PAST DESIGN GUIDELINES



Required

Elevated ground floor, vertical proportions, large roof overhangs, good proportion of walls & openings.

Good proportions, Ground floor elevation provides privacy. Parking to rear or side of the building.

Setback provides privacy. Good proportions of walls and openings. Porch provides transition from public to private space.

Prohibited

Horizontal proportions, no cornice or parapet, no arcade or awnings. Mirrored windows.

No expression lines, cornice or parapet. No columns or brackets supporting metal awning. Boxy. No articulation of facade by change of materials or offset of wall plane.

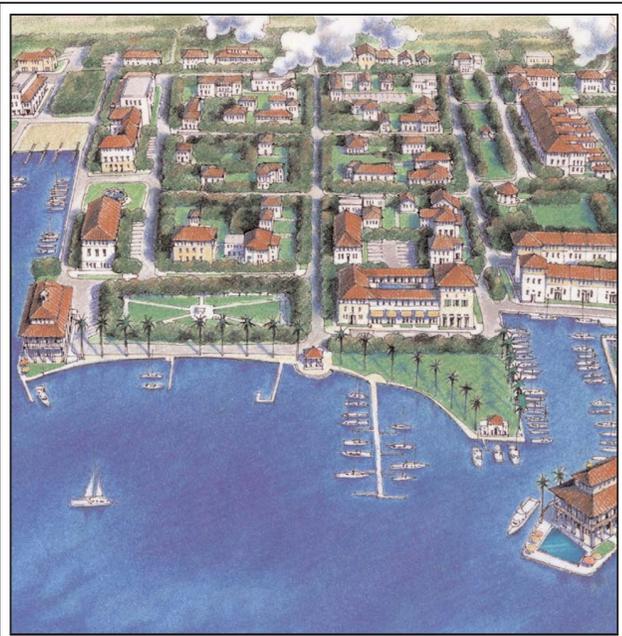
Ground floor dedicated to automobiles. Boxy. No articulation of facade by change of materials and or offset of wall plane.





HISTORY OF CRA DESIGN STANDARDS

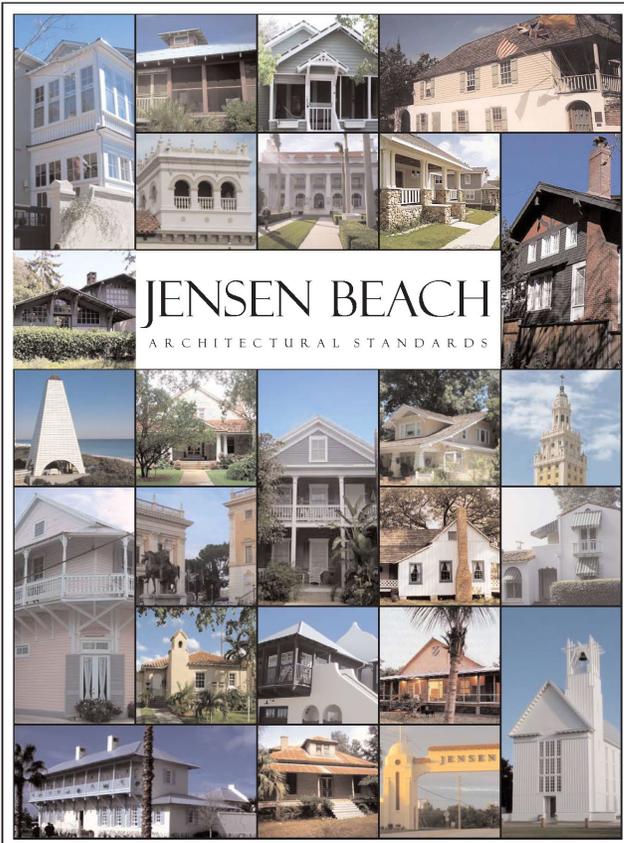
2004 - 2019
Standards



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ARCHITECTURAL GUIDELINES

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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.



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DESIGN REGULATIONS

OLD PALM CITY
MARTIN COUNTY, FLORIDA

C. RESIDENTIAL ARCHITECTURAL STYLES

OLD PALM CITY
MARTIN COUNTY, FLORIDA

CARIBBEAN

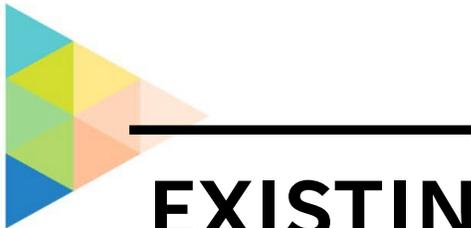
STYLE DESCRIPTION

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 massive 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.





EXISTING STANDARDS PER CRA AREA

		Port Salerno	Hobe Sound	Old Palm City	Jensen Beach	Rio	Golden Gate
LDR or Guidebook		LDR	LDR	LDR	Guidebook, referenced	Guidebook, not referenced	Neither
Style	Florida Vernacular	✓	✓	✓			
	Florida Bungalow	✓	✓	✓	✓	✓	
	Anglo Caribbean	✓	✓	✓	✓	✓	
	Mediterranean Revival	✓	✓	✓		✓	
	Art Deco	✓					
	Classical Traditional				✓	✓	
	Florida Cracker				✓	✓	
	Florida Wood Vernacular				✓	✓	



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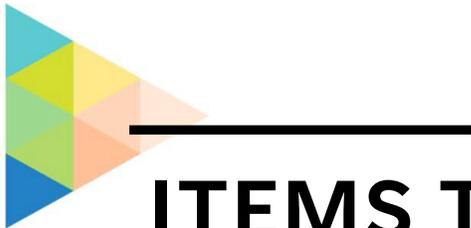
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ITEMS TO ADDRESS

- More styles available in more of the CRAs
- More coordination with other code requirements and styles
- Better language to address commercial/multifamily structures vs single family homes
- Including illustrative examples (i.e. photos and drawings)

More flexibility in roof slopes & types

Clarifying or removing language that is about historic context vs. code requirement

Updated references – understanding the availability of modern building materials and Florida Building Codes

Regulatory vs Non-Regulatory Words



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FLORIDA VERNACULAR



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DISCUSSION

Do you agree that a style driven approach makes sense?

What styles are missing from the CRAs?

Do you know places where design standards have worked well?

Other comments or questions



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ADDITIONAL THOUGHTS OR SUGGESTIONS?



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