

Hobe Sound Neighborhood Advisory Committee



Proposed Design Standards

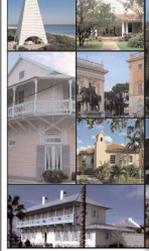
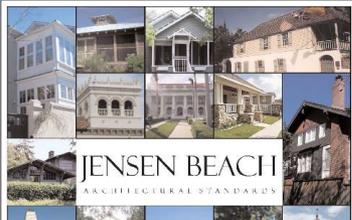
Wednesday, September 11, 2024

Treasure Coast Regional Planning Council

Previous Design Standards

2004 - 2019
Guidelines

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 • AKA
TREASURE COAST • FLORIDA
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Coordinator: (772) 322-3191, the County Administrator
Completing our account with feedback forms at

SECTION IV ARCHITECTURE AND CHARACTER



TREASURE COAST REGIONAL PLANNING COUNCIL
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RIO • FLORIDA • ARCHITECTURAL • GUIDELINES
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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 4:12-6:12 slopes, of wood or asphalt shingles; metal or slate; deep overhangs often with different, shallower roof slope; exposed rafters on 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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Martin County
Land Development
Regulations

ARTICLE 12

Community
Redevelopment
Areas (CRAs)

Division I – “Preamble”

Framework

- a. *Florida Vernacular*. The Florida Vernacular style is derived from several different building styles within the Sunshine State, and is a blend of many traditional architectural styles, including, Colonial, Victorian, Queen Anne, etc. The Florida Vernacular also consists of many variations, including Key West, Cracker, Bungalow, Caribbean, and Coastal. General characteristics:
- Metal standing seam or "V" crimp roofs predominant. Asphaltic shingle or wooden shakes are also used.
 - Roofs are primarily gabled with slope 6:12 or greater with deep (two feet to four feet) overhangs, exposed rafters, and roof vents.
 - Vertically proportioned massing.
 - Horizontal wood lap siding (four inch to six inches exposed) with vertical corner boards.
 - Vertically proportioned windows (double hung) and doors with wooden surrounds and sills.
 - Deep porches are signature Florida Vernacular. Many porches are full-length or wrap around, with post supports. Sometimes the roof of the

The Existing
Hobe Sound Architectural Standards
are Codified in Division 5
And
Are Limited to Florida Vernacular,
Med. Revival, Anglo Caribbean, and
Florida Bungalow

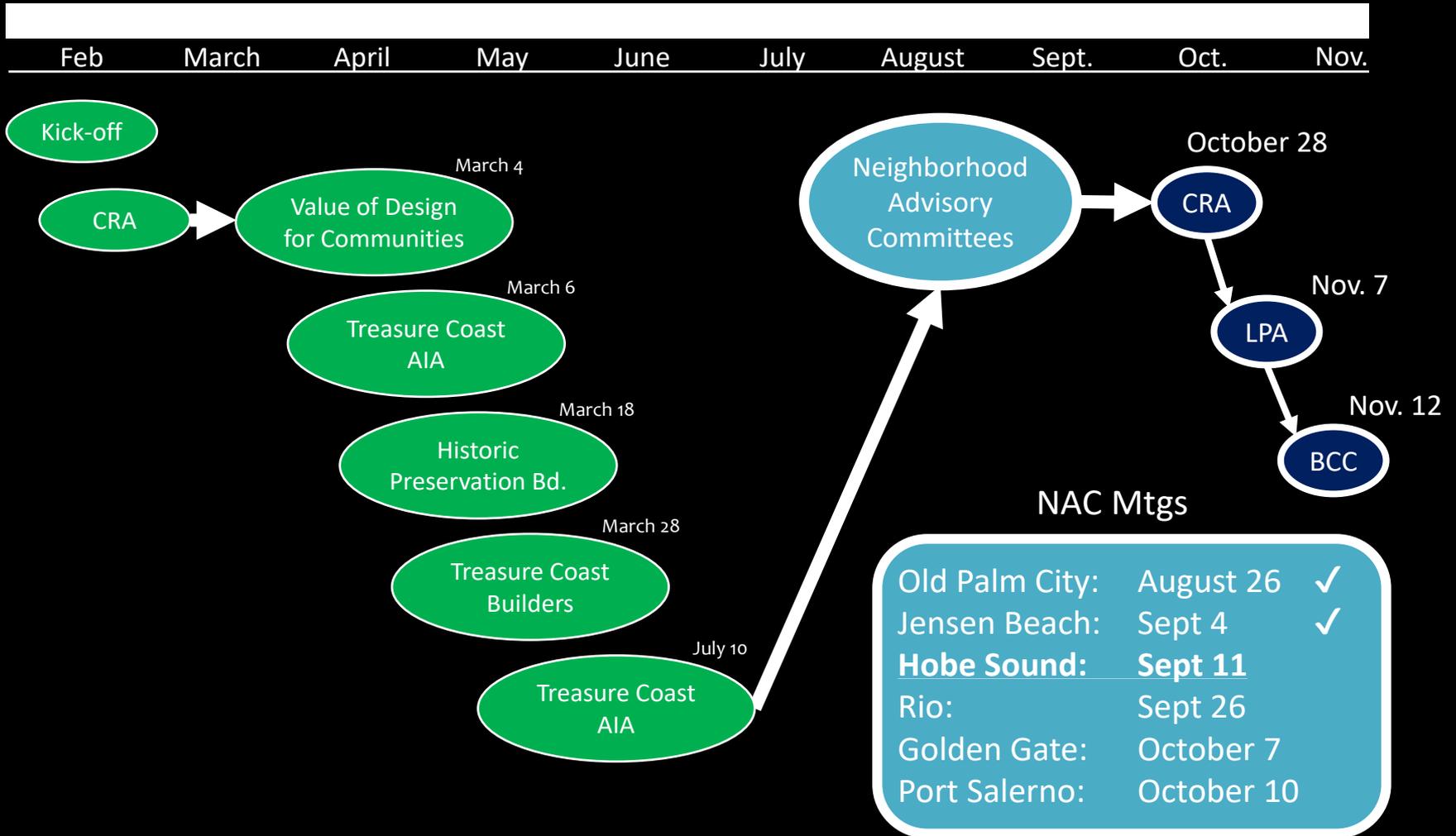
Division 5

- Sec. 12.2.01. - Purpose.
- Sec. 12.2.02. - Regulating plan.
- Sec. 12.2.03. - Permitted uses.
- Sec. 12.2.04. - Development standards.
- Sec. 12.2.05. - Building type and frontage type standards.
- Sec. 12.2.06. - Street standards.
- Sec. 12.2.07. - Parking standards. **modified**
- Sec. 12.2.08. - Stormwater standards.
- Sec. 12.2.09. - Landscape standards.
- Sec. 12.2.10. - Wall and fence standards.
- 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. 12.1.11. - Sign standards.
- 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

THE OLYMPIA SCHOOL (APOLLO)

The Olympia School, now called the Apollo School, was built in 1924 as the town hall for the Olympia Development Company. The building was used from 1925 until 1962/63 as a schoolhouse. In 2000, the Apollo School Foundation purchased the building to rehabilitate it and open it for use as a historical museum and cultural arts and educational facility. In 2002, the building was listed on the National Register of Historic Places and is the only building in Hobe Sound to be so designated. In 2015, it was listed on the Martin County Register of Historic Places. ⁷



HOBE SOUND

In 1920, the population of Hobe Sound was 229. For a brief period the community became the site of two ambitious development schemes, Picture City and Olympia. Picture City tried to market Martin County as a movie-making center on the East Coast. Picture City never materialized. The Olympia Improvement Company was more successful, developing a plan for Zeus Park. The plan approximated the shape of a Greek Olympic arena. The concept included apartment houses and hotels that were never constructed. A town hall, the Apollo School, and approximately 20 dwellings were built. The Olympia 3 subdivision bordered Banner Lake, which became the name of the neighborhood and consisted of small wood frame dwellings primarily for African-American laborers who worked for the railroad and wealthy residents on Jupiter Island. Despite the ultimate collapse of the company, Olympia set in motion the early development patterns of Hobe Sound. ⁴

MISSION CHARACTERISTICS

Prominent entry with Mission parapet roof detail

Pitched roof

Vertically proportioned double-hung windows with mullions

I. ARCHITECTURAL BACKGROUND

HOBE SOUND



FLORIDA VERNACULAR



MISSION



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MEDITERRANEAN REVIVAL



MAIN STREET VERNACULAR

FIGURE 12.14-05 ARCHITECTURAL STYLES MATRIX



FLORIDA VERNACULAR

1-3 stories



MEDITERRANEAN REVIVAL

1-4 stories



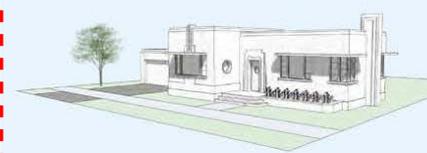
ANGLO-CARIBBEAN

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 Hobe Sound Architectural Styles

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 Hobe Sound Architectural Styles

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

12.1.1.4

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

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

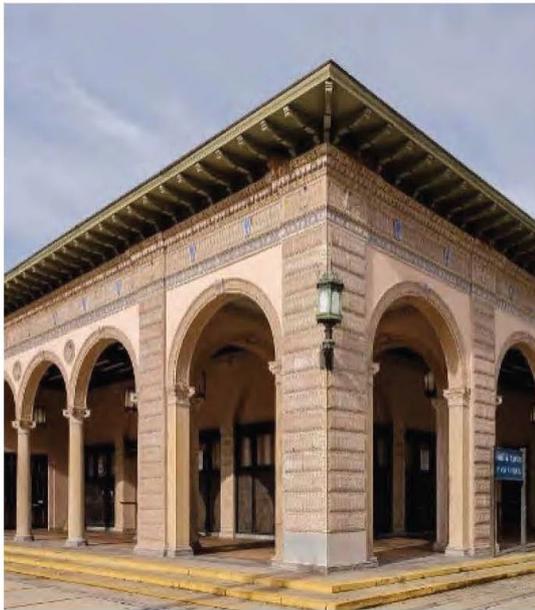
FIGURE 12.14-35 CLASSICAL TRADITIONAL: IMAGE EXAMPLES



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



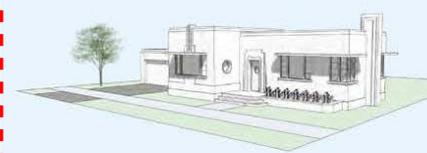
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Red outline indicates what styles are currently part of Hobe Sound Architectural Styles

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