



CITY OF FORT PIERCE

City Commission

December 2nd, 2024

TEXT AMENDMENT Sec 125-314
ARCHITECTURAL DESIGN STANDARDS

SUMMARY

Text amendments to City Code Sec. 125-314 and Adoption of the City's Architectural Design Standards by Resolution 24-R57.

PROPOSED AMENDMENT

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements.

The proposed amendment to replace the codes existing Design Guidelines with Architectural Standards and is intended to provide a basic template for building design and appearance within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

ARCHITECTURAL DESIGN STANDARDS



RECOMMENDATION

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-314 – Design Review.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.



DESIGN STANDARDS – TO BE ADOPTED BY RESOLUTION

The Architectural Design Standards address development of Single-Family, Duplex, Townhome, Multi-Family, Commercial, Professional, Retail and Mixed-Use Development:

The Standards also provide for Innovative Community Development of Single-Family, Duplex and Accessory Dwelling Units on small lots. Some platted lots in the City are as narrow as 37 feet. The required setbacks under standard zoning districts make their development difficult.



ARCHITECTURAL DESIGN STANDARDS



DESIGN STANDARDS – TO BE ADOPTED BY RESOLUTION

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style

Anglo-Caribbean Style

Mediterranean Style

Classical Style

Art Deco Style

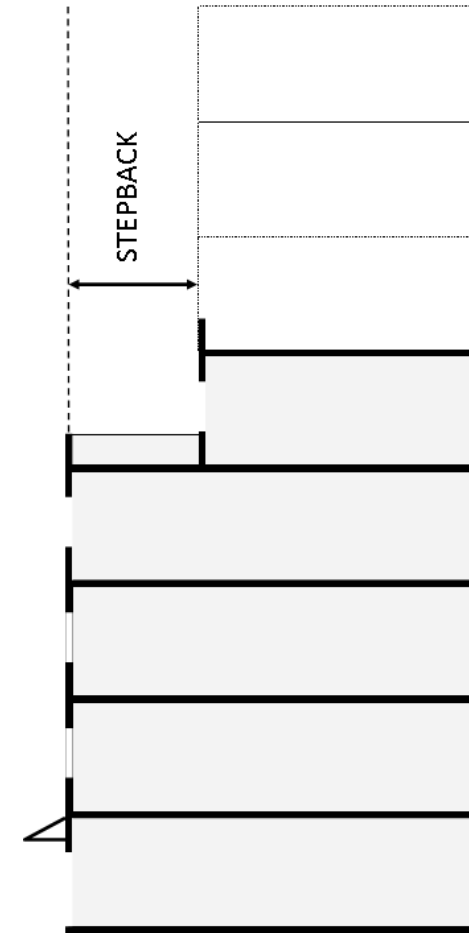
Masonry Modern Style

These styles are purposefully broad in their categorizations to provide a wide range of detailing options and flexibility. Alternative styles to those indicated within the regulations are allowed.



DESIGN STANDARDS FOR COMMERCIAL, PROFESSIONAL, RETAIL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

- Facades
- Materials & Design
- Pedestrian Environment
- Stepbacks
- Awnings, Balconies and Canopies
- Tower elements
- Lighting
- Rooftops
- Signs
- Parking

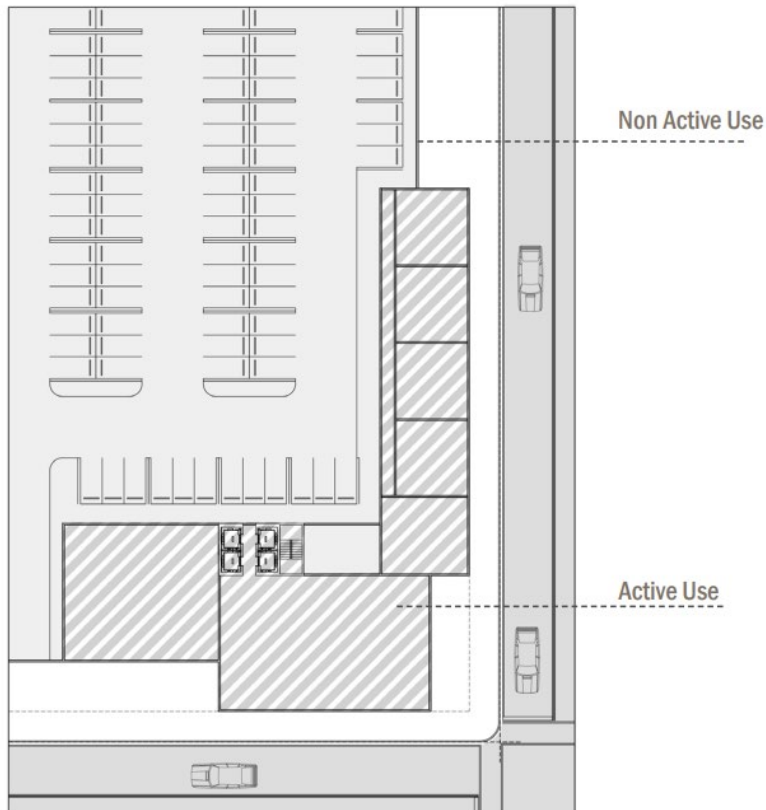


DESIGN STANDARDS FOR COMMERCIAL, PROFESSIONAL, RETAIL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

- Facades
- Materials & Design
- Roofs
- Rooftops
- Entrances – Porches
- Windows



DESIGN STANDARDS FOR COMMERCIAL, PROFESSIONAL, RETAIL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN



Active Uses

The first floors of all buildings facing main streets must be designed to encourage pedestrian activity along these major corridors.

SOUTH FLORIDA STYLE

ROOF STYLE	GABLED, OVERHANG WITH EXPOSED RAFTER TAILS
ROOF SLOPE	BETWEEN 6:12 and 12:12
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES
PARAPETS	NO
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.
OPENINGS	VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS
FINISHES	DEEP ROOF OVERHANGS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SEE PORCHES



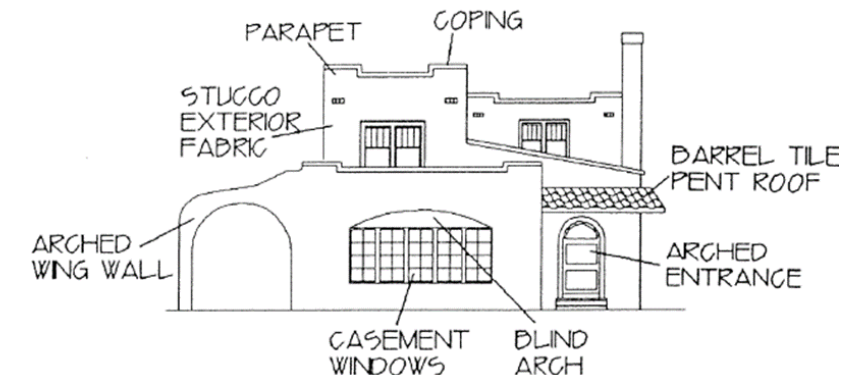
ANGLO-CARRIBEAN STYLE

ROOF STYLE	HIPPED with PARAPET
ROOF SLOPE	BETWEEN 4:12 and 8:12,
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE
PARAPETS	PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN
OPENINGS	VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS
FINISHES	DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS, BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SUPPORTED BY BRACKETS



MEDITERRANEAN STYLE

ROOF STYLE	FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION
ROOF SLOPE	BETWEEN 3:15 and 6:12, or FLAT with PARAPET
ROOF MATERIAL	BARREL TILE, or SPANISH 'S' TILE, or FLAT
PARAPETS	CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES
FACADE	STUCCO, ASYMMETRICAL DESIGN
OPENINGS	MAY BE ARCHED
FINISHES	MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS
PORCHES	OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE
BALCONIES	ALLOWED, SUPPORTED BY BRACKETS



CLASSICAL STYLE

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT CONCRETE
PARAPETS	NO
FACADE	BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)
OPENINGS	VERTICALLY PROPORTIONED WITHIN BAY SPACING
FINISHES	COLUMNS WOOD or MASONRY (1:7 to 1:10)
PORCHES	REQUIRED
BALCONIES	REQUIRED



ART DECO STYLE

ROOF STYLE	FLAT, CONCEALED BY PARAPET
ROOF SLOPE	FLAT
ROOF MATERIAL	N/A
PARAPETS	EMBELISHED, ORNAMENTAL MASONRY
FACADE	ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES, ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED
OPENINGS	NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTALLY LOCATED AT CORNERS
FINISHES	STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL
PORCHES	MASONRY STOOP
BALCONIES	REQUIRED



MASONRY MODERN STYLE

ROOF STYLE	FLAT
ROOF SLOPE	FLAT (MAY BE USED AS TERRACE)
ROOF MATERIAL	N/A
PARAPETS	USED TO ENCLOSE TERRACE
FACADE	DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES
OPENINGS	WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,
FINISHES	STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS
PORCHES	NOT REQUIRED, ENTRANCE CLEARLY DEFINED
BALCONIES	ALLOWED



RECOMMENDATION

Staff recommends **ADOPTION** of the proposed City of Fort Pierce Design Standards by Resolution 24-R57.

ALTERNATIVE RECOMMENDATION

1. Adoption of Modified Standards.

or

2. Disapproval.

