



CITY OF FORT PIERCE

City Commission

November 18th, 2024

TEXT AMENDMENT Sec 125-314
ARCHITECTURAL DESIGN STANDARDS

SUMMARY

Text amendments to City Code Sec. 125-314 .

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 design guidelines with Architectural Standards is intended to provide a basic template for building design and siting 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.



SUMMARY

Text amendments to City Code Sec. 125-314 .

PROPOSED AMENDMENT

The proposed amendment to Sec. 125-314 incorporates the proposed City of Fort Pierce Architectural Design Standards by reference. The Design Standards will replace the Design 'Guidelines' and incorporate definitions, requirements, recommendations, architectural styles, and illustrations for building design expectations throughout the City.

The proposed Architectural Design Standards are recommended to be adopted by Resolution.



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 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

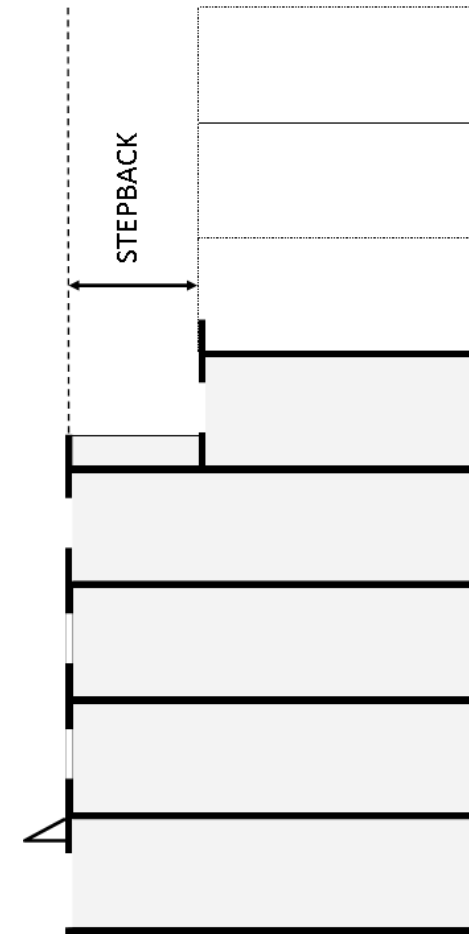
Masonry Modern Style

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, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

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

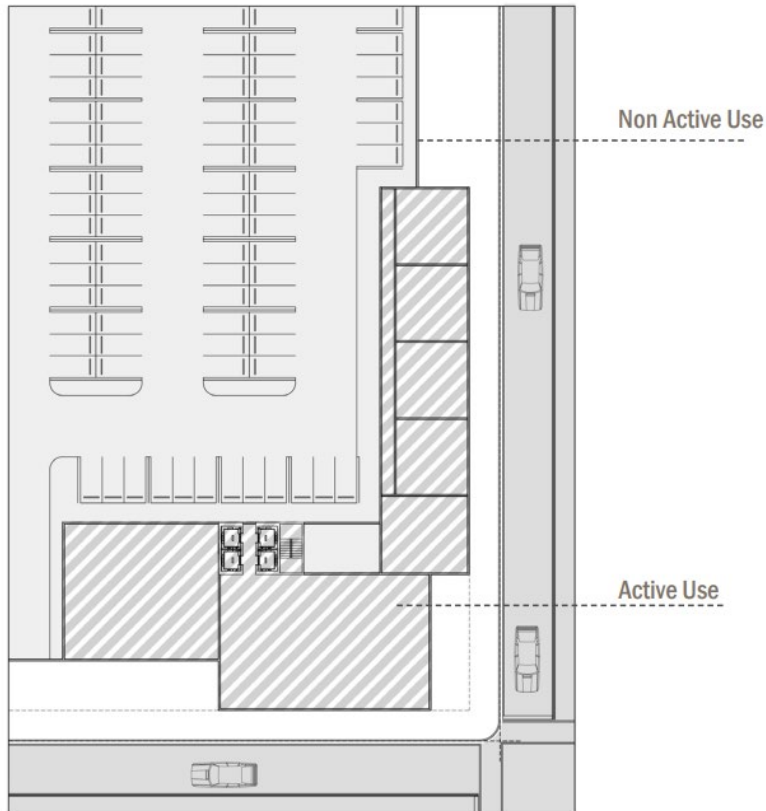


DESIGN STANDARDS FOR SINGLE-FAMILY, DUPLEX AND TOWNHOME BUILDING DESIGN

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



DESIGN STANDARDS FOR COMMERCIAL, 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 |



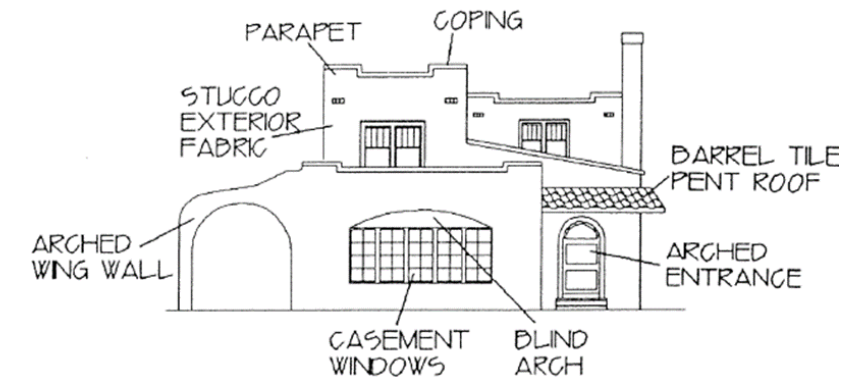
ANGLO-CARRIBEAN STYLE

| | |
|---------------|--|
| 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 **APPROVAL** of the proposed City of Fort Pierce Design Standards.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

