

ORDINANCE NO. 24-nnn

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-314 – DESIGN REVIEW TO SET OUT ARCHITECTURAL DESIGN STANDARDS AND TO ADOPT THE CITY OF FORT PIERCE ARCHITECTURAL DESIGN STANDARDS BY REFERENCE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Architectural design standards are required to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses; and

WHEREAS, Section 125-314 is amended to remove the design guidelines and to adopt the City of Fort Pierce Architectural Design Standards by reference, and

WHEREAS, the City of Fort Pierce Architectural Design Standards set out various design standards, which are not limited to the following, to regulate the character, style, massing, rhythm, form, and articulation of buildings and property, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2024, meeting, voted ___ to ___ to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125 – Zoning, Article VII – Supplementary Regulations, Division 1 – Generally, Section 125-314 – Design Review, is hereby amended, so the same shall read as follows:

Sec. 125-314. Design review.

- (a) *Applicability.* All development requiring site plan approval which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the Architectural Design Standards, as adopted. . The city's planning board shall function as the design

review board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the planning department. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 111. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the planning director and the design review board.

- (b) *Purpose.* The quality and compatibility of all proposed development in the city is of critical public concern for all building and/or site improvements. The city's Architectural Design Standards require buildings to contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. The Architectural Design Standards serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation.
- (c) *Submission requirements.* Applications for design review approval shall be submitted on a supplemental application form as published by the planning department along with the appropriate fee as required by section 125-36. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:
- (1) *Required Application Documents.*

- a. A survey (one-inch equals 30 feet minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than 50 years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs, and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrate cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

- k. A color board (11 inch by 17 inch maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- (d) *Procedure for approval.* When site plan approval is required pursuant to section 125-313, the following procedure relating to design review shall take place concurrently:
 - (1) The application for design review approval shall be submitted to the planning department when the application for site plan approval is made. The department shall review the application for sufficiency to ensure that it conforms with the submittal requirements of this section. If additional information is required, then the applicant shall be advised and provided with a timeline to make the application whole. If the application remains incomplete, then the submittal shall be deemed withdrawn, and the applicant advised of such.
- (e) Major Site Plan: The design review shall be considered by the design review board concurrently with the major site plan review. The department shall forward the design review application to the design review board with a written report of the application's conformity with the City of Fort Pierce Architectural Design Standards, as adopted..
 - (1) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
 - a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
 - b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

- c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;
- d. The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to division 3 of article II of this chapter.

- (2) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the major site plan. It shall not approve the application for design review approval if:
 - a. The application does not meet all applicable provisions of this Code;
 - b. The health, safety, and general welfare of the public are not properly provided for.
- (f) Minor Site Plan: The design review shall be considered administratively by the planning department. The department shall approve such minor application for design review approval if it meets the requirements of the City of Fort Pierce Architectural Design Standards, as adopted.
- (g) Amendment, Change or Modification of an approved design: Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the department. If design review approval was originally part of a major site plan approval, and the department determines that a proposed change or modification is minor, the department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.
- (h) *Expiration of approval.*
 - (1) Expiration of approval shall coincide with expiration of the associated site plan.
 - (2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

(11) *Renovations, alterations and/or additions.*

- a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.
- b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials, and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.
- c. Renovation projects shall encompass, where appropriate, the entire site.

SECTION 2. The City of Fort Pierce Architectural Design Standards (**Exhibit A**) are hereby adopted by reference.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-nnn was duly advertised in the St. Lucie News Tribune on Sunday, , and Sunday,; copy of said Ordinance was made available at the office of the City Clerk to the public upon request;

said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ____ of _____, 2024.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
CITY ATTORNEY

EXHIBIT A

CITY OF FORT PIERCE ARCHITECTURAL DESIGN STANDARDS