Jensen Beach NAC

January 23rd, Public Workshop
General Issues of Discussion

• **Regulatory Structure:** Comprehensive Plan (FLUM & Mixed Use), Land Development Code (Mixed Use Overlay) and CRA Plan

• Architecture, Character & Scale

• The Public Realm

• **Incentive Programs:** Paint Up/Fix Up – Façade Improvement -PILOP – Historic Preservation – Open Space Preservation/TIFF

• **Analysis of the Redevelopment Overlay** (At a future date)
Regulatory Structure:

Re-Leveling The Playing Field

20. Mixed Use Overlay (MUO) is a land use overlay area as shown on the FLUM within a designated community redevelopment area where redevelopment to mixed use projects is authorized and encouraged. Underlying land use designations shall remain in place within an overlay area except that mixed use shall be permitted as provided in Goal C (Sec 4.4.C.1).

15. MIXED USE PROJECT (MUP) is a parcel of land, with one or more buildings containing more than one land use type where the land uses are in close proximity, are planned as a unified, complementary whole and are functionally integrated for the use of shared infrastructure. Mixed use projects shall contain both non-residential and residential components. The non-residential component shall be made up of commercial or light industrial uses, which shall include a use from one or more of the following: COR, LC, GC, and compatible industrial consistent with the requirements of 4.4.C.1. The residential component is
All Buildings Must Be Mixed-Use

All Developments will tend to Maximize Density

Greatly Hinders Ability for New Construction to be Flexible in the Market, Limits Adaptive Re-Use of Buildings AND is Inconsistent with your Eight Districts.
Build-Out Under Existing Land Development Code

- Required Setbacks
- Defined Building Types (vary by district)
- Required Open Space
- No Public Space
- Required Height
- Maximum Density
Build-Out Under Current Mixed Use Overlay

- No Setbacks
- No Definition of Building Types
- No Open Space
- No Public Space
- Required Mix of Uses
- Required Height
- Maximum Density
Herein Lies A Conflict

100% lot coverage sounds wonderful, but is not doable

Current Land Development Code

Current Mixed Use Overlay
• Embed Mixed Use Principles in your Comprehensive Plan

• Consider Changing FLUM

• Consider Regulating On A District-Wide Basis (e.g., density, mix of uses) Rather than on a Parcel by Parcel Basis
1). DON’T GIVE IT AWAY!!!
Implementation Strategies

2). USE THE “VALUE-GAP”!!!
Discussion

- Allow mixed-use but **control** the scale of the commercial
- Residential to the interior, with some commercial, Mixed use on the edge → **REQUIRED**
- Variety of scale → Initial intent
Architecture, Character & Scale:

Architecture & Character, currently not defined

Great Architecture Defines Character…
The Problem Is that So Does Poor Architecture
Is This Architectural Style OK for Jensen?
Is This Architectural Style OK for Jensen?
Is This Architectural Style OK for Jensen?
JENSEN BEACH, CRA
DEVELOPMENT STANDARDS

Ricos Terrace - District II

Building Requirements:
- Maximum lot size, square feet: NA
- Minimum lot width and minimum
  lot frontage on dedicated right-of-way, feet: 25'
- (Then increments of 25')
- Maximum lot width and maximum lot frontage
  on dedicated right-of-way, feet: NA
- Maximum building coverage, percent: 100%
- Minimum setbacks: NA
- Maximum building size,
  square feet of gross floor area: 15,000
- Maximum gross floor area per use: 10,000
- Minimum building frontage, percent of lot frontage: 80%
- Maximum building frontage, percent of lot frontage: NA
- Required front setback, feet: Build to sidewalk

Allowed front encroachments:
- first floor, percent of sidewalk width (arches
  and/or canvas roofs-8' max. Arcade)*: 100% less 3'
- second floor, percent of sidewalk width
  (balconies or walkways only): 100% less 3'
- Allowed side setback encroachment -
  first floor: NA
- Allowed side setback encroachment -
  second floor: NA
- Minimum side setback, feet: 0 or 5**
- Minimum combined side setback, feet: 0 or 5**
- Minimum rear setback, feet: 0
- Maximum building height, feet (to bottom
  of roof sill plate plus required 2' to 3'
  ground crawl space): 35'
- Minimum building height, feet: 20'

*Minimum 5' canopy along building frontage required.
**Buildings are permitted with 0' setbacks (attached or on the property line). If they are not set on the property line, then the
minimum setback is 5' (no building may be setback between 0'-5'). Refer to minimum building frontage percent to determine maximum building setbacks along lot frontage.

Representational Image
JENSEN BEACH, CRA
DEVELOPMENT STANDARDS

Indian River Drive - District V
Ricou Terrace to Mango Terrace

Building Requirements:
Maximum lot size, square feet ........................................ 12,500
Minimum lot width and maximum
lot frontage on dedicated right-of-way, feet ....................... 30'
(Then increments of 15', 25', 25')
Maximum lot width and maximum lot frontage
on dedicated right-of-way, feet ...................................... 100'
Maximum building coverage, percent ................................ 75%
Minimum building size, square feet of gross floor area ....... NA
Minimum gross floor area per use .................................. 10,000
Maximum building frontage, percent of lot frontage ....... 40%
Maximum building frontage, percent of lot frontage
must be setback ............................................................. 80%
Required front setback, feet .............................................. 15' Min., 25' Max.
Allowed front setback encroachment first floor (awnings and/or
alcoves or eaves) feet ..................................................... 10'
Allowed front setback encroachment second floor (balconies or
walkways only) feet ....................................................... 10'
Allowed side setback encroachment first floor .......... NA
Allowed side setback encroachment second floor .......... NA
Minimum side setback, feet (one side) ......................... 5'
Minimum combined side setback, feet ......................... 10'
Maximum mar setback, feet .............................................. NA
Maximum building height, feet to bottom
of roof sill plate plus required 2' to 3'
ground crawl space ...................................................... 30'
Minimum building height, feet ........................................ 18'

*Minimum width of encroachment will be at least 50 percent of
building width.
**Shall be or appear to be two (2) stories high.

12' rear alleys with 4' setbacks behind lots.

Representational Image
Height/Scale
A Consideration: Modify Architectural Design Guidelines/Regulations
Discussion

- Buildings as depicted on Master Plan
- Control Scale
- Lack of Predictability
- Code Testing
The Public Realm

Building Great Streets & Securing Public Open Space
Creating Predictability for SR7

- Development of Right-of-Way Improvement Plans as part of the SR 7 Collaborative awarded contract.

Implementation
Discussion

- Details of the streets (New & Existing)
- Maple Street Acquisition
  - Spec Streets
    - Special Assessment District
General Incentive Programs:

Categories That Seem Appropriate:
• Paint Up/Fix Up
• Façade Improvement
• PILOP
• Historic Preservation
• Open Space Preservation
Paint Up/Fix Up: A Quick Victory

• Small amount of funding ($500 per property)
• Easy Implementation (first-come/first-serve)
• Accomplish Immediate Results:
  ➢ Updated Signage
  ➢ Repainted Buildings
  ➢ Landscape Improvements
Façade Improvement: A Bit More Time-Consuming

- Moderate amount of funding ($2000-4000 per property)
- More Complex Implementation (first-come/first-serve)
- Accomplish Long-Term Results:
  - Building Rehabilitation
  - Minor Additions
  - Major Repairs
District-Wide Parking Strategy

- Identify parcels for small surface lots
- Amend CRA Plan for their acquisition and development
- Establish Payment In Lieu of Parking (PILOP) Program
- Key per-space fees to cost of acquisition & development (NOTE: can reduce to encourage use of program)
Regulating Successful Parking

Promote a “Park-Once” Environment

1 - Shared Parking Program/Pkg Reqmmts

2 – Identify location/s for parking lots or structures (350’-500’ radii)

3 – Prevent “Dead Zones” through Building Continuity
Neighborhood General

• On-Site Parking

Front-Loaded Single Family

Rear-Loaded Single Family w/ Out-Building

Front-Loaded Single Family
Neighborhood General

• On-Street *Parallel* Parking

“*God is in the Details*”

*Mies van der Rohe*
Urban Core

- Surface Lots

What to avoid

Super K-Mart’s Super Parking Lot
+- 175,000 s.f.

Asphalt-to-Building Comparison
Urban Core

• Surface Lots

What to strive for

- Publix at CityPlace
- The Breakers
- Worth Avenue +/- 1,000,000 s.f.
Regulating Successful Parking

• Creating an “A”-”B” Street Network

“A” Streets
Held to a much Higher Urban Standard

“B” Streets
A “release valve” for less desirable conditions
Regulating Successful Parking

• Creating an “A”-”B” Street Network

“A” Streets
Held to a much Higher Urban Standard

The Disciplining of an A-B Street Network Greatly Enhances the Success of the Park-Once District

“B” Streets
A “release valve” for less desirable conditions
Historic Preservation

• Require outright preservation
• Fund acquisition with TIF $
• Allow relocation ... on-site, within district, within CRA (“historic village”?)
• Encourage through incentives:
  ➢ Consider increased density in exchange for preservation
  ➢ Calculate SF that could otherwise be developed (e.g., 1000 SF/unit) → market-rate value of land
  ➢ Allow transfer of SF (units) within CRA district, but cap maximum amount of development on individual parcel (e.g., 15 du/acre by right; up to 20 du/acre with transfer)
  ➢ Private sector can purchase “units” and fund program
Open Space Preservation

• Define what is desired open space (e.g., open to the public, maintained by private owner?)
• Determine desired locations (e.g., clustered into larger parcels, scattered smaller parcels, rear of lot OK?)
• Prioritize desired locations
• Consider incentive programs ... private sector can provide open space per CRA Plan and fund with anticipated TIF from private development
Securing Public Open Space
How Others Do It

All Open Space for Multi-Family Development is Public
How Rio Secured Public Open Space
If Open Space Is Important to Jensen, Make the Open Space Requirement “Public”

LDR’s – Large Parcels

- Public-Private Partnership
Discussion

- Define Public Open Space
  - Architectural Guidelines
    - Focus along Indian River Drive
      - East-West breezeways
      - Historic preservation → Priority
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Questions/Comments