General Issues

- **Regulatory Structure**: Comprehensive Plan (FLUM & Mixed Use), Land Development Code (Mixed Use Overlay) and CRA Plan
- Architecture, Character & Scale
- Parking
- Analysis of the Redevelopment Overlay
- The Public Realm
- Incentive Programs: Historic Preservation - PILOP - Open Space Preservation
Regulatory Structure:
Regulatory Structure:

How “Mandatory” is the VISION?
Regulatory Structure: Limited Predictability

Task: Consider amending your Future Land Use Map

Legend

- Expressway Oriented Transient Commercial Service Center
- Rural Density - up to 0.5 UPA
- Estate Density - up to 1 UPA
- Estate Density - up to 2 UPA
- Low Density - up to 5 UPA
- Medium Density - up to 8 UPA
- High Density - up to 10 UPA
- Mobile Home Density - up to 10 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)
Regulatory Structure: Limited Predictability

Task: Consider amending your Future Land Use Map

After amending FLUM, individuals should rezone to the corresponding District.
Architecture, Character & Scale:

**Character:** Expressed

**Architecture:** Currently not defined

**Scale:** Regulated but not totally in accordance with the vision

This is permitted

So is this…
…and this
...and even this
III. Vision Plan

A. Vision

Examples of Jensen Beach CRP Vision Elements
Architecture, Character, & Scale:

Task: Consider creating and adopting architectural design regulations

General Characteristics

- Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12.

- Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.

- Roof overhangs are typically deep, between 2'-4', and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the running cave edge.

- When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running cave edge.

- Generally, the massing of the Florida Wood Vernacular buildings is vertically proportioned and 2 stories. Where possible roof rafters should be exposed to the interior to allow for greater interior volume on the second floor.

- The exterior finishes are almost always horizontal wood lap-siding. The siding should have between 4"-6" exposed to the weather and is terminated with vertical corner boards at building edges. Other siding materials like wood-plank are acceptable.

- Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are usually double-hung with no light divisions in the top or bottom sash.

- Porches are obligatory and in many cases wrap around the front facade and continue at some length along the side facade. The porch roof is supported by posts which are placed to create a vertical or square opening between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the ground floor elevation. The porch roof may be of a different slope than that of the primary building however detailing and overhangs should be consistent.
Florida Vernacular Architecture: Windows, Doors, Shutters and Details

Double-hung
glass light
per sash

Grouped double-
hung with
divided sash

1/4 over 1/4
Double-hung with
pedimented frame

Operable wooden
board or
lowered shutter
joined to the window

The latticed
base or sash
is quite common

Louvered
attic vent

Solid 9 panelled
door with fixed
transom lights

Door with
fixed glass and
4 lights

Simplified transom
with fixed,
unframed glassing

On some occasions:
porch articulation
includes ornate
brackets and spindlework

A common window
surround in elevation
and profile

A common door
surround in elevation
and profile
Task: Consider further defining building types and/or lot types

- Side yard house
- Row house/Town house
(9) House Lot (HO)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

**HEIGHT:**
- 1st story
- 10' min. fl. floor to fl. ceiling
- 3' min. fl. floor to fl. ceiling
- Porch
- 1 1/2 stories
- Exterior

**BUILDING PLACEMENT:**
- Parking in Rear: may be in accessory structure.
- 30' min. first floor elevation
- Detached Garage/Accessory building may be 2 stories maximum.
- Accessory unit is permitted.

**Each house lot shall be permitted (1) main structure and (1) accessory building.**

**PRECEDENTS & CHARACTER EXAMPLES:**

![House Lot Exemples]
(6) Rowhouse Lot (RH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

**HEIGHT:**

- Upper story: 8' min. fin. floor to fin. ceiling
- 2nd story: 8' min. fin. floor to fin. ceiling
- 1st story: 10' min. fin. floor to fin. ceiling

*Accessory unit is permitted.

*Detached Garage/Accessory building may be 2 stories maximum.

**BUILDING PLACEMENT:**

- First floor elevation: 30" min.
- Parking in Rear; may be in accessory structure.

---

The primary entrance should be in the front, convenient to on-street parking.

Lot line

Scoop

Main Structure

Lot Width

16'-20'-24'

---

***FRONT***

+++REAR+++
(8) Sideyard House Lot (SH)

These diagrams illustrate some of the lot size and dimensional requirements from Table 3-1.

**HEIGHT:**

- Habitable attics count as a story
- Upperstory: 8' min. fin. floor to fin. ceiling
- 1st story: 10' min. fin. floor to fin. ceiling

*Accessory unit is permitted.*

*Detached Garage/Accessory building may be 2 stories maximum.*

**BUILDING PLACEMENT:**

- Side yards may be 0' on one side property line if the adjacent lot is a sideyard house lot or if the adjacent lot type can accommodate a 5' min. maintenance easement. Side yard requirements shall be 3' min. in all other instances.

- Parking in Rear; may be in accessory structure.

- Sideyards shall be 10' min. from building wall to side property line

**BUILDING FRONTAGE shall be 60% to 90% of the lot frontage as measured from side property line to side property line at the front property line.**
Variety of scale: The initial intent

**Task:** Consider adding guidelines for the design of the third story in a percentage of any given project (not on a building by building case, but on a project by project case).
Variety of scale: The initial intent
Analysis of the Redevelopment Overlay
“Form Follows Parking”
Parking: Parking shall conform with section 4.846 of the Martin County Land Development Regulations or as specified in Figures 10 through 14. When the specifications shown in figures 10 through 14 are in conflict with section 4.846, then the specifications in figures 10 through 14 shall be applicable. Parking requirements within the area beginning with those properties fronting the north side of Church Street, south to the Town of Ocean Breeze Park shall not apply until a Master Parking Plan is developed for the Jensen Beach Community Redevelopment Area. (Editor's note: Section 4.846 was repealed by part 2, § B of Ord. No. 622, adopted Aug. 27, 2002.)

On site parking requirements are as follows:

1. Residence: One per residential unit.

2. Retail/office: Three per 1,000 square feet of floor area.

3. Medical office: Four per 1,000 square feet of floor area.

4. Restaurant: Five per 1,000 square feet of floor area.

5. Parking will be restricted to the side or rear areas of those properties fronting Indian River Drive, Pineapple Avenue and Maple Street.

6. There shall be a visual barrier between parking areas and adjacent residential uses.

What is not specified is how much off-site parking is permitted?
Parking:

How much of the on-site requirements can be provided off site currently (i.e. on-street)?

In other CRA’s: 100%

In Jensen CRA: Not specified. Is it 100%, 50%, 0%???

Task: Create a parking strategy: Define On-site vs. Off site, define sites for future public parking structures, and develop a Payment in lieu of Parking Program
(3) The following multipliers shall be applied to the required number of off-street parking spaces shown in Section 7.06.02. The result of this multiplication will be the required number of off-street parking spaces in each transect zone.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Edge</th>
<th>General</th>
<th>Center</th>
<th>Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>100%</td>
<td>75%</td>
<td>60%</td>
<td>50%</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>n/a</td>
<td>n/a</td>
<td>70%</td>
<td>60%</td>
</tr>
<tr>
<td>Religious Facilities</td>
<td>75%</td>
<td>60%</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Places of Public Assembly</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>School or College</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Eating or Drinking Establishments</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>General Office</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Business or Personal Services</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Retail Stores</td>
<td>n/a</td>
<td>n/a</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Museums or Galleries</td>
<td>75%</td>
<td>60%</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Libraries</td>
<td>75%</td>
<td>60%</td>
<td>50%</td>
<td>40%</td>
</tr>
</tbody>
</table>
**Lot Coverage**

Affecting Scale & Parking, & Generally High

---

**TABLE 3-1**

LOT SIZE AND DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Lot Size (min/max in sf)</th>
<th>Lot Width (min/max)</th>
<th>Building Frontage (min/max)</th>
<th>Lot Coverage by Bldgs. (max)</th>
<th>Yard</th>
<th>Height (min/max in stories; max in feet)</th>
<th>First Story Elevation (min)</th>
<th>Accessory Dwelling (max bldg footprint in sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Building Lot</td>
<td>2,400 / 7,200</td>
<td>24 / 60</td>
<td>80% / 100%</td>
<td>80%</td>
<td>0 / 5</td>
<td>0 / 15</td>
<td>2 / 1 / 50</td>
<td>not permitted</td>
</tr>
<tr>
<td>Retail Building Lot</td>
<td>2,400 / 7,200</td>
<td>24 / 60</td>
<td>80% / 100%</td>
<td>80%</td>
<td>0 / 5</td>
<td>0 / 15</td>
<td>2 / 1 / 50</td>
<td>not permitted</td>
</tr>
<tr>
<td>Apartment Building Lot</td>
<td>2,400 / 7,200</td>
<td>24 / 60</td>
<td>80% / 100%</td>
<td>80%</td>
<td>0 / 10</td>
<td>0 / 15</td>
<td>2 / 1 / 50</td>
<td>not permitted</td>
</tr>
<tr>
<td>Live/Work Building Lot</td>
<td>1,800 / 7,200</td>
<td>48 / 60</td>
<td>80% / 100%</td>
<td>80%</td>
<td>0 / 10</td>
<td>0 / 15</td>
<td>2 / 1 / 50</td>
<td>not permitted</td>
</tr>
<tr>
<td>Apartment House Lot</td>
<td>1,800 / 18,000</td>
<td>48 / 120</td>
<td>70% / 90%</td>
<td>80%</td>
<td>0 / 10</td>
<td>0 / 15</td>
<td>2 / 1 / 50</td>
<td>not permitted</td>
</tr>
<tr>
<td>Rowhouse Lot</td>
<td>1,800 / 3,640</td>
<td>48 / 32</td>
<td>90% / 100%</td>
<td>80%</td>
<td>0 / 10</td>
<td>0 / 15</td>
<td>2 / 1 / 45</td>
<td>625</td>
</tr>
<tr>
<td>Cottage House Lot</td>
<td>2,400 / 4,800</td>
<td>48 / 24</td>
<td>70% / 90%</td>
<td>60%</td>
<td>5 / 25</td>
<td>10 / 30</td>
<td>1 / 3 / 50</td>
<td>625</td>
</tr>
<tr>
<td>Sideway House Lot</td>
<td>3,000 / 6,000</td>
<td>30 / 60</td>
<td>60% / 90%</td>
<td>50%</td>
<td>5 / 10</td>
<td>10 / 20</td>
<td>1 / 3 / 35</td>
<td>800</td>
</tr>
<tr>
<td>House Lot</td>
<td>4,000 / 8,400</td>
<td>40 / 70</td>
<td>60% / 90%</td>
<td>50%</td>
<td>20 / 30</td>
<td>10 / 50</td>
<td>1 / 3 / 35</td>
<td>800</td>
</tr>
<tr>
<td>Estate Lot</td>
<td>7,200 / 10,000</td>
<td>60 / 90</td>
<td>n/a</td>
<td>30%</td>
<td>20 / 50</td>
<td>20 / 50</td>
<td>1 / 3 / 35</td>
<td>1000</td>
</tr>
<tr>
<td>Civic Building Lot</td>
<td>5,000 / 8,400</td>
<td>50 / max</td>
<td>n/a</td>
<td>80%</td>
<td>n/a</td>
<td>15 / 0</td>
<td>1 / 4 / 50</td>
<td>n/a</td>
</tr>
<tr>
<td>Countryside Lot</td>
<td>43,560 / 97,000</td>
<td>200 / max</td>
<td>n/a</td>
<td>15%</td>
<td>50 / 50</td>
<td>50 / 50</td>
<td>1 / 2 / 35</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

1. Corner lots must meet front yard requirements on both streets.
2. Minimum rear yards in this column apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5-foot minimum rear yard, except where the rear yard adjoins an alley (see Section 3.01.03.EE.2); no separation is required from an alley. Fences are regulated by Section 3.02.04.
3. See the definition of "story" for further details on height measurements. The building spacing formula in Section 7.04.03 does not apply in PTV districts.
4. See additional requirements in Section 3.01.03.EE.2(f)(97).
5. See Section 3.01.03.EE.2(f)(97) for further details.
Build-To Line, or Build-to-Property Line

JENSEN BEACH, CRA DEVELOPMENT STANDARDS

Jensen Beach Boulevard District I

Maximum lot size:

Maximum lot width on dedicated right-of-way:

Maximum building coverage, percent:

Required front setback:

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'
** Buildings a property line, minimum setback 0'-5'. Refer to determine max

**Retail**

Representational Image
Maximum lot size, square feet: NA

Maximum lot width and maximum lot frontage:

Maximum building coverage, percent: 100% minus setbacks.

Required front setback, feet: Build to line or Build to Property Line

Representational Image
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, minus setbacks.................................................................100%

*Minimum 8' overhang 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 at 0' (no building may be setback between 0'-5'). Refer to minimum building frontage percent to determine maximum building setbacks along lot frontage.
Figure 5

JENSEN BEACH, CRA
DEVELOPMENT STANDARDS

Pineapple Avenue — District IV
Ricous Terrace to Mango Terrace

Maximum building coverage, percent

75%

Typical Section

Typical Massing Scheme

70%
Minimum lot width and minimum lot frontage on dedicated right-of-way, feet: 30' (Then increments of 15', 25', 25')

Maximum building coverage, percent: 75%

This is NOT what the regulations will yield
Maximum lot width and maximum lot frontage on dedicated right-of-way, feet: 25'

Minimum side setback, feet (one side): 0 or 5''
Minimum combined side setback, feet: 0 or 10''

Typical Section

Representational Image
**JENGEN BEACH, CRA DEVELOPMENT STANDARDS**

Maximun lot size, square feet: NA

Maximum building coverage, percent: 70%

*Maximum building size*

- Maximum gross floor area per use: NA
- Minimum building frontage, percent of lot frontage minus setbacks: 50%
- Maximum building frontage, percent of lot frontage: 75%
- Required front setback, feet: 10’ Min.
- Allowed front setbacks encroachment:
  - First floor: 0
  - Second floor: 0
- Allowed side setbacks encroachment:
  - First floor: 0
  - Second floor: 0
- Minimum side setback, feet (rear side): 5
- Minimum combined side setbacks, feet: 10’
- Minimum rear setback, feet: 3
- Maximum building height, feet (to bottom of roof or art plant): 24’
- Minimum building height, feet: 18’

12’ rear alleys with 4’ setbacks required behind lots.

*Figure 8*

[Diagram of residential setup]

*Representational Image*
**JENSEN BEACH, CRA DEVELOPMENT STANDARDS**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum lot size, square feet</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Minimum lot width and minimum lot frontage on dedicated right-of-way, feet</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Maximum lot width and maximum lot frontage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum building coverage, percent</strong></td>
<td>75%</td>
</tr>
<tr>
<td><strong>Maximum building size, square feet of gross floor area (5,500 sq. ft.)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum side setback, feet (one side)</strong></td>
<td>5'</td>
</tr>
<tr>
<td><strong>Minimum combined side setback, feet</strong></td>
<td>10'</td>
</tr>
<tr>
<td><strong>Required front setback, feet</strong></td>
<td>15'</td>
</tr>
<tr>
<td><strong>Allowed front setback encroachment - first floor, porches only</strong></td>
<td>10'</td>
</tr>
<tr>
<td><strong>Allowed front setback encroachment - second floor, feet</strong></td>
<td>10'</td>
</tr>
<tr>
<td><strong>Allowed side setback encroachment - first floor</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Allowed side setback encroachment - second floor</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Minimum side setback, feet (one side)</strong></td>
<td>5'</td>
</tr>
<tr>
<td><strong>Minimum combined side setback, feet</strong></td>
<td>10'</td>
</tr>
<tr>
<td><strong>Minimum rear setback, feet</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Maximum building height, feet (to bottom of roof sill plate)</strong></td>
<td>35'</td>
</tr>
<tr>
<td><strong>Minimum building height, feet</strong></td>
<td>20'</td>
</tr>
</tbody>
</table>

*Minimum width of encroachment will be at least 50 percent of building width.*

NOTAT: Aroma enco Jens Standards.

Define process for design/approval
The Public Realm

Building Great Streets & Securing Public Open Space
Tear Sheets

Development of Right-of-Way Improvement Plans ($20,000 per mile)

---

**STATE ROAD 7 COLLABORATIVE STREET IMPROVEMENTS PROJECT**

- **Product:** Hyde Park Bench
- **Manufacturer:** Landscape Forms
- **Address:** 431 Lansdale Avenue, Kalamazoo, Michigan 49001
- **Phone:** 1.800.321.2546

- **Model #:**
- **Finish:** Exterior Powdercoat
- **Color:** Black
- **Quantity Required:** —
- **Unit Cost:** $— ea. (installed)

- **Specifications:**
  - Exterior metal and seat, 76 inch length for bolt-mount installation.

- **Regional Rep.:** Josephine Ikens
  - **GAP Architectural Products**
  - **Phone:** 407.645.2634

---

The Landscape Forms ‘Hyde Park’ bench is shown with powdercoat black finish and curved seat armrest.
Tear Sheets:

- Pineapple Dr: 0.7 miles
- Indian River Drive: 0.6 miles
- Maple St.: 0.4 miles
- Mango Terrace: 170 yards
- Church St: 200 yards

TOTAL approx. 2 miles ($40,000)
Questions/Comments

www.tcrpc.org
Historic Preservation:

For Lots over 1 acre:

Preferred Option:
Preserve structure on site, in current location

Option 2:
Preserve structure on site, move (cluster) in different location, within the same property

Option 3:
Move structure within CRA district

Default Scenario (least ideal):
Structure is moved outside of CRA district.

Task: Develop an Historic Preservation Strategy
Historic Preservation:

For Lots over 1 acre:

For Options 1 & 2: Consider a buy-out program, a transfer of development rights program, or a compensation program.
For Lots under 1 acre:  

**Historic Preservation:**

**Preferred Option:**
Preserve structure on site, in current location, and define parameters for additional development.

- *reduced setbacks*
- *increase building height*
- *reduce parking requirements*
- *reduce add valorem tasks*

**Option 2:**
Move structure within CRA district.

**Default Option: (least ideal):**
Move structure outside of CRA district.
Test The Code:
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
Discussion

- Buildings as depicted on Master Plan
- Control Scale
- Lack of Predictability
- Code Testing
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)
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
III. Vision Plan

D. Vision Plan Projects with Strategies

5. Indian River Drive - Proposed Roadway Improvements

Existing

![Existing Image]

Cross-Section B

Indian River Drive - North of Church Street

Sketch by: Seth Harry & Associates

Detailed Plan