A Waterfront Town

Treasure Coast Regional Planning Council
Current Zoning
Proposed Zoning
NON SIGNALIZED INTERSECTION – TURN BAY PARAMETERS

- At 35 mph speed, need 155’ deceleration and taper to back of queue
- With 50’ taper, need 105’ deceleration lane length
- Allow 40’ queuing distance = 2 cars
- 2 cars stacking allows for 60 left-turns in peak hour
- The 155’ deceleration and taper is goal, may be reduced if some geometries dictate
The Importance Of The Code

Riverfront District
Commercial Corridor
US 1

Mixed Use Building Requirements:
- Maximum Lot Size, square feet: N/A
- Maximum Lot Width, feet: 125
- Minimum Lot Width, feet: 50
- Maximum Lot Coverage, percentage: 80
- Maximum Lot Depth, feet: N/A
- Maximum Building Size, square feet: 30,000
- Maximum Square Footage Per Use: 10,000
- Maximum Building Frontage, percentage: 80
- Minimum Building Frontage, percentage: 50
- Required Front Setback, feet: 0
- Allowed Front Setback Encroachment, feet: N/A
- Allowed Front Setback Encroachment
  - Second Floor, percent/feet: 100/8
  - Minimum Side Setback: 15
  - Allowed Side Setback Encroachment: 10
  - Allowed Side Setback Encroachment
  - Second Floor, percent/feet: 100/10
  - Minimum Rear Setback, feet: 40
  - Maximum Building Height, feet: 35
  - Minimum Building Height: 20
- Maximum Parking Requirement:
  - Retail/Office: 2.5/1000
  - Residential: 1/unit
  - Parking in rear
Central Park: The Downtown District
• 128 parking spaces (double depth)
• 3 60’ x 100’ developable lots
• 5 50 ‘x 100’ waterfront lots
Dealing With Parking
The Importance Of The Code

Riverfront District

Central Park

Fellesmere Blvd. & Harrison St.

Mixed Use Building Requirements:

Maximum Lot Size, square feet 6000
Maximum Lot Height, feet 100
Maximum Lot Width, feet 25
Maximum Lot Coverage, percentage 100
Maximum Lot Depth, feet 60
Maximum Building Size, square feet 24000
Maximum Building Frontage, percentage 100
Maximum Building Height, percentage 60
Required Front Setback, feet 0
Allowed Front Setback Enroachment, feet N/A Allowed

Second Floor, percent/feet 100/8
Minimum Allowed Front Setback Enroachment Second Floor, percent 20
Minimum Side Setback 0
Allowed Side Setback Enroachment N/A
Allowed Side Setback Enroachment N/A
Second Floor, percent/feet N/A
Minimum Rear Setback, feet 0
Maximum Building Height, feet 35
Minimum Building Height 20
Parking Requirement 0
Parking Placement - Guastavet & Central Parking

Use:

Ground Floor Retail Only
Second/Third Floor Residential/Office
Fourth Floor Residential Only
The New Marina
- 58 parking spaces (double depth)
- 40 parking spaces + on-street parking
- 600’ of developable frontage
Intersection Of US 1 And Main Street
MAIN STREET - Existing

- SIDEWALK
- ANGLED PARKING
- TRAVEL LINES

43' STREET

100' ROW
WASHINGTON STREET - Proposed

PARALLEL PARKING  PLANTER  SIDEWALK  PLANTER  PARALLEL PARKING  TRAVEL LANES  PARALLEL PARKING  PLANTER  SIDEWALK

35' STREET

85' ROW
The Importance Of The Code

Riverfront District

Main Street

Mixed Use Building Requirements:
- Maximum Lot Size, square feet: N/A
- Maximum Lot Width, feet: 75
- Maximum Lot Coverage, percentage: 80
- Maximum Lot Depth, feet: N/A
- Maximum Building Size, square feet: 22,500
- Maximum Building Frontage, percentage: 100
- Minimum Building Frontage, percentage: 70
- Required Front Setback, feet: 0
- Allowed Front Setback Encroachment, feet: N/A
- Allowed Front Setback Encroachment
- Second Floor, percent/set: 100/8
- Minimum Side Setback: N/A
- Allowed Side Setback Encroachment: N/A
- Allowed Side Setback Encroachment
- Second Floor, percent/set: N/A
- Minimum Rear Setback, feet: 5
- Maximum Building Height, feet: 35
- Minimum Building Height: 20
- Maximum Parking Requirement:
  - Retail/Office: 2.5/1000
  - Residential: 1/unit
  - Parking in rear

Main Street - Proposed
The Importance Of The Code

RIVERFRONT DISTRICT

WATERFRONT
Indian River Drive (Western Side)

Mixed Use Building Requirements:
- Maximum Lot Size, square feet: N/A
- Maximum Lot Width, feet: 100
- Minimum Lot Width: 25
- Maximum Lot Coverage, percentage: 80
- Maximum Lot Depth, feet: N/A
- Maximum Building Size, square feet: N/A
- Minimum Building Frontage, percentage: 80
- Minimum Building Frontage, percentage: 60
- Required Front Setback, feet: 20
- Allowed Front Setback Encroachment, feet: 12
- Allowed Front Setback Encroachment: 100/12
- Minimum Side Setback: 15
- Allowed Side Setback Encroachment: 10
- Allowed Side Setback Encroachment: 100/10
- Second Floor, percent/feet: 100/10
- Minimum Rear Setback, feet: 5
- Maximum Building Height, feet: 35
- Minimum Building Height: 20
- Maximum Parking Requirement:
  - Retail/Office: 2.5/1000
  - Residential: 1/unit
  - Parking in rear
**Riverfront District**

**WATERFRONT**  
Indian River Drive (Eastern Side)

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JEFFERSON STREET - Existing

- Travel Lanes
- 35' Street
- 85' Row
Riverfront District

Neighborhood Streets

Mixed Use Building Requirements:
- Maximum Lot Size, square feet
- Maximum Lot Width, feet
- Maximum Lot Coverage, percentage
- Maximum Lot Depth, feet
- Maximum Building Size, square feet
- Maximum Building Frontage, percentage
- Minimum Building Frontage, percentage
- Required Front Setback, feet
- Allowed Front Setback Encroachment, feet
- Allowed Front Setback Encroachment
- Second Floor, percent/feet
- Minimum Side Setback
- Allowed Side Setback Encroachment
- Allowed Side Setback Encroachment
- Second Floor, percent/feet
- Minimum Rear Setback, feet
- Maximum Building Height, feet
- Maximum Building Height Density
## What To Do Next

### INSTITUTIONAL
- Adopt the master plan
- Meet with FDOT
- Adopt the changes to your zoning code
- Adopt architectural design guidelines
- Hire an urban designer
- Create a “TO DO” list for your streets

### PHYSICAL
- US 1
- Re-organize parking on waterfront lots
- City Marina