

- (a) *Applicability.* All development requiring site plan approval, or development abutting arterial roads, 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 guidelines of this section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter. Until such time as a separate design review board is established, 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.* Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The city's design review guidelines suggest approaches to design situations that will 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 city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged. The guidelines 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. It is the further purpose of this section to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this section.

(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) *Administrative approval.*

- 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 draft 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. Documentation of such buildings is available in the city's planning department.
- 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. Conceptual 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 demonstrates 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. Design review concurrent with conceptual development plan procedure according to section 125-313(e) is also available.

(2) *Final approval.*

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
 - b. A final site plan meeting the requirements of section 125-313.
 - c. A final site lighting plan that meets the requirements of section 125-313(d)(8).
 - d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
 - e. Final floor plans and elevation drawings (one-eighth inch equals one foot minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
 - f. 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 at the same time:
- (1) The application for design review approval shall be submitted to the planning department when application is made for site plan approval. The department shall review the application for design review approval to ensure that it conforms with requirements of this section. If there are no violations, the department shall forward the application for design review to the design review board with a written report on the application's conformity with the city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with section 125-313(f) to the planning board.
 - (2) 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.

- (3) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the 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.
- (4) When development does not require site plan approval in accordance with section 125-313, but does involve property abutting an arterial road, design review approval shall be requested through a minor application. The department shall approve such minor application for design review approval if it meets the requirements of this section.
- (5) 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 necessary because the development requires site plan approval in accordance with section 125-313, 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.

(e) *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.

- (f) *Definitions.* Words and terms not defined in this section shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Appearance means the outward aspect visible to the public.

Appurtenances means the functional objects accessory to and part of buildings.

Architectural character means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.

Architectural feature means a prominent or significant part or element of a building, structure or site.

Architectural style means the characteristic form and detail, as of buildings of a particular historic period.

Berm means a raised form of earth to provide screening or to improve the aesthetic character.

City means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

Civic means of or relating to a citizen, a city, a citizenship or civil affairs.

Cohesiveness means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage and graphics.

Development means any building activity requiring a permit from the City of Fort Pierce.

Encroachment means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

Exterior building component means an essential and visible part of the exterior of a building.

External architectural feature means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place or waterway, including the kind, color and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

Frontage line means the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies and bay windows may protrude beyond the frontage line as specified in this section.

Landscaping means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.

Logic of design means accepted principles and criteria of validity in the solution of the problem of design.

Mechanical equipment means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Minor application means applications for development which do not require site plan approval as defined in section 125-313(b).

Miscellaneous structures means structures, other than buildings, visible from public ways. Examples are: Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.

Open space means a spatially-defined public area bound by streets, structure or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.

Plant materials means trees, shrubs, vines, ground covers, grass perennials, annuals and bulbs.

Preservation means the protection and care which prevent destruction or deterioration of significant structures, buildings or natural resources.

Proportion means relationship of parts of a building, landscape, structures or buildings to each other and to the whole; balance.

Scale means harmonious relationships of the size of parts to one another and to the human figure.

Screening means a structure or planting which conceals from view from public ways the areas behind such structure or planting.

Shrub means a multi-stemmed woody plant other than a tree.

Site break means a structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

Streetscape means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

Utilitarian structure means a structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

Utility service means any device, including wire, pipe and conduit, which carries gas, water, electricity, oil and communications into a building or development.

Waterway means any canal, lake, river, tributary, channel, lagoon or connecting water within or adjacent to the boundaries of the city.

(g) *Design review guidelines.*

(1) *Roofs.*

- a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.
- b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.
- c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.
- d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.
- e. The finished roofing material for visible pitched roofs shall be one of the following:
 1. Cedar shingles with factory treated class B finish;
 2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
 3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;
 4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
 5. Asphalt dimensional shingles for residential buildings only;
 6. Built-up or membrane roof behind parapets;
 7. Flat concrete tile;
 8. Clay or cement barrel, s-shaped or mission tiles.
- f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

- g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

(2) *Entrances.*

- a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.
- b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.
- c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.
- d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

(3) *Windows.*

- a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.
- b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.
- c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.
- d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.
- e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

(4) *Elevations.*

- a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.
- b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
- c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.
- d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.
- e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.
- f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.
- g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.
- h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.
- i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.
- j.

Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.

- k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.
- l. To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

(5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

(6) *Lighting.*

- a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.
- b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.
- c. Site lighting shall conform to the provisions of section 125-313(d)(8).

(7) *Landscaping.*

- a. All landscape designs and drawings shall conform to chapter 123, article I.
- b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.
- c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

(8) *Walls and fences.*

- a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.
- b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

(9) *Signs.*

- a. Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.
- b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

(10) *Awnings.*

- a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.
- b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.
- c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.
- d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

(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.

(Code 1983, § 22-59; Ord. No. K-497, § 1, 7-16-2007; Ord. No. 19-043, §§ 2, 3, 11-4-2019; Ord. No. 19-044, § 3, 11-4-2019)