

# TOWN OF MIAMI LAKES, FLORIDA WORKSHOP MEETING

Audio stream of meetings can be listened to after the meetings are held at

<http://miamilakesfl.swagit.com/meeting-categories/>

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## **AGENDA Workshop October 12, 2017 6:00 PM Government Center 6601 Main Street Miami Lakes, Florida 33014**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence**
- 4. Public Comment**

All comments or questions from the attending public to the Council shall be directed to the Mayor, in a courteous tone. No person other than the Council and the person recognized by the Mayor as having the floor, shall be permitted to enter into discussion without the permission of the Mayor. To ensure the orderly conduct and efficiency of the meeting, public comments shall be limited to three (3) minutes maximum per person; however, the Mayor may authorize the extension of the aforesaid time frame, and any extension shall apply to other individuals speaking on the same subject.

No clapping, applauding, heckling, verbal outburst in support of, or in opposition to a speaker or his/her remarks shall be permitted. Should a member of the audience become unruly, or behave in any manner that disrupts the orderly and efficient conduct of the meeting, the Mayor is given the right and the authority to require such person to leave the Council Chambers.

As a courtesy to others, all electronic devices must be set to silent mode to avoid disruption of the proceedings.

- 5. Items for Discussion:**
  - A. Design Aesthetics Standards
- 6. Adjournment**

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov) and is available at Town Hall, 6601 Main Street, Miami Lakes 33014. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Town Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Any member of the public wishing to speak on a public hearing matter on this Agenda or under public comments for items not on this Agenda, should fill out a speaker card and provide it to the Town Clerk, prior to commencement of the meeting. Any person presenting documents to the Town Council should provide the Town Clerk with a minimum of 12 copies.



## **Town of Miami Lakes Memorandum**

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**To:** Honorable Mayor and Councilmembers  
**From:** Alex Rey, Town Manager  
**Subject:** Design Aesthetics Standards  
**Date:** 10/12/2017

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**Recommendation:**

Please see attached presentation

**ATTACHMENTS:**

Description

Design Standards



# DESIGN STANDARDS

Town of Miami Lakes



## CURRENT CODE REQUIREMENTS

- Does the Site Plan comply with the Comprehensive plan?
- Does the Site Plan comply with zoning regulations?
- Does the Site Plan either provide or fit in with existing roads, utilities, etc.?
- Section 13-304 (4): Is the site plan consistent with “good design standards”?
- Section 13-304 (4) (e): Are the proposed structures “compatible and complimentary” in scale to the existing surrounding properties?



# WHAT IS “GOOD” DESIGN?

- Subjective or Objective?
- Mediterranean? Modern? Colonial? Classical?
- Pick a “style” for Miami Lakes?
- Laws of proportion? the Golden Rectangle? Euclidian geometry?

# NO WE DON'T

- We already know what good design looks like
- We don't need to dictate architectural style
- We need objective parameters

WE KNOW  
WHAT WE  
DON'T  
WANT

- Big stuff
- Ugly stuff
- Cheap stuff

WE KNOW  
WHAT WE  
DO WANT

- Nice Projects
- Better Connections
- Lots of trees
- Improved Community









**SOMETHINGS ARE  
JUST WRONG**





**BEST  
BUY**

JINGLE LIKE YOU  
MEAN IT.



**PALS**

**BEST BUY NOW HIRING**

FIRE LANE NO PARKING





# WHAT CAN WE REGULATE?

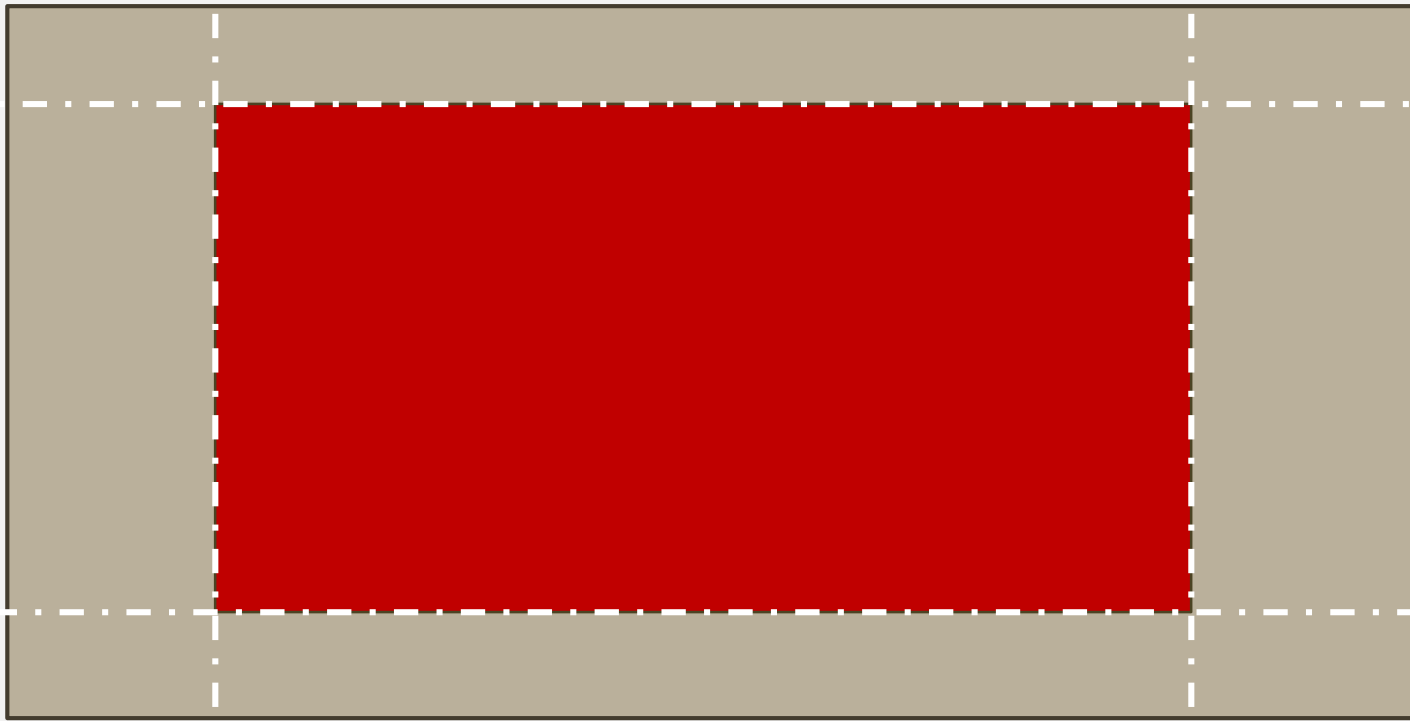
## CONTEXTUAL SCALE

- Massing and scale
- Proportions
- Articulation

## QUALITY OF DESIGN

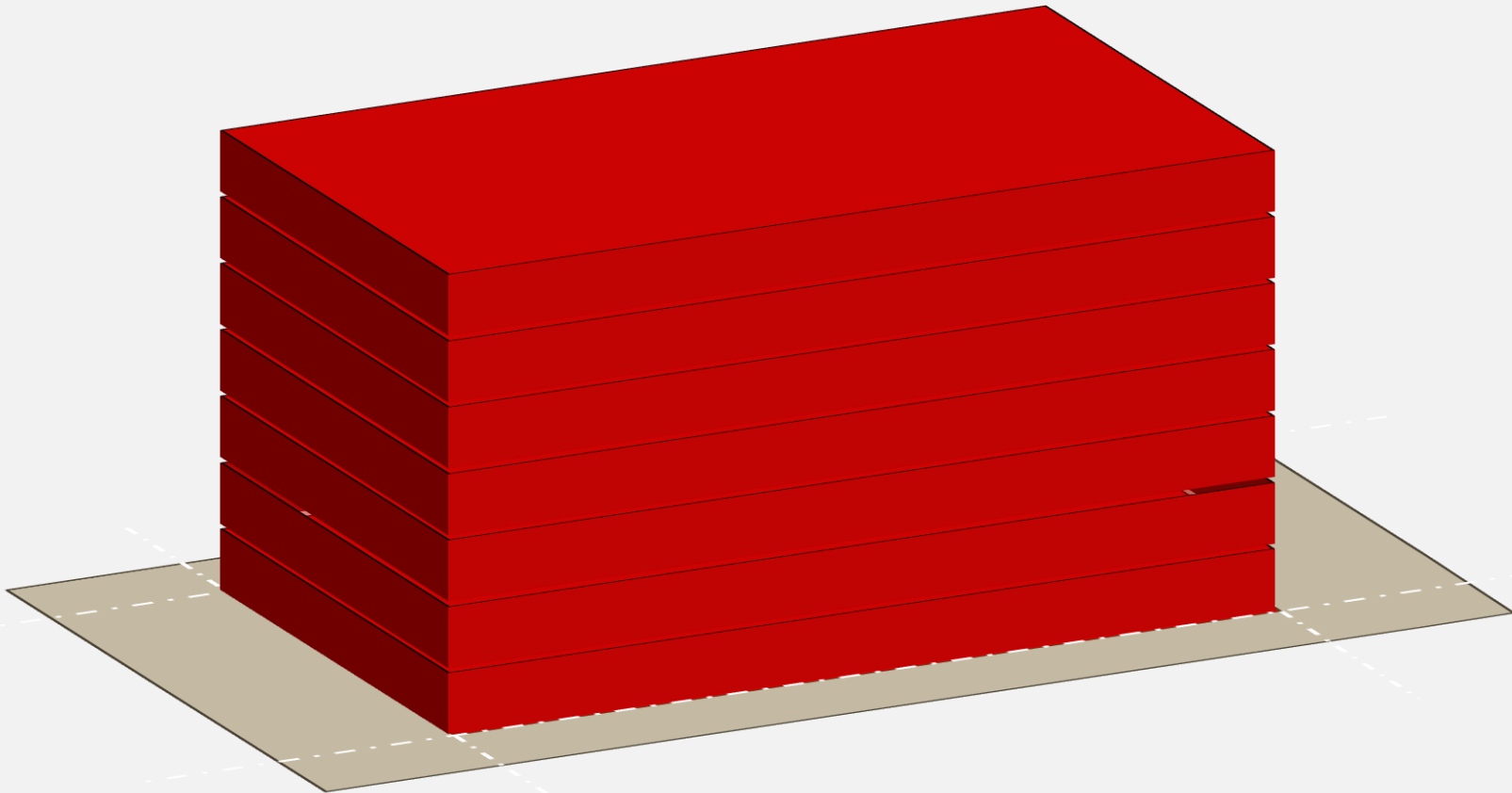
- Visual Interest
- Pedestrian/human scale
- Quality of material

# MASSING AND SCALE

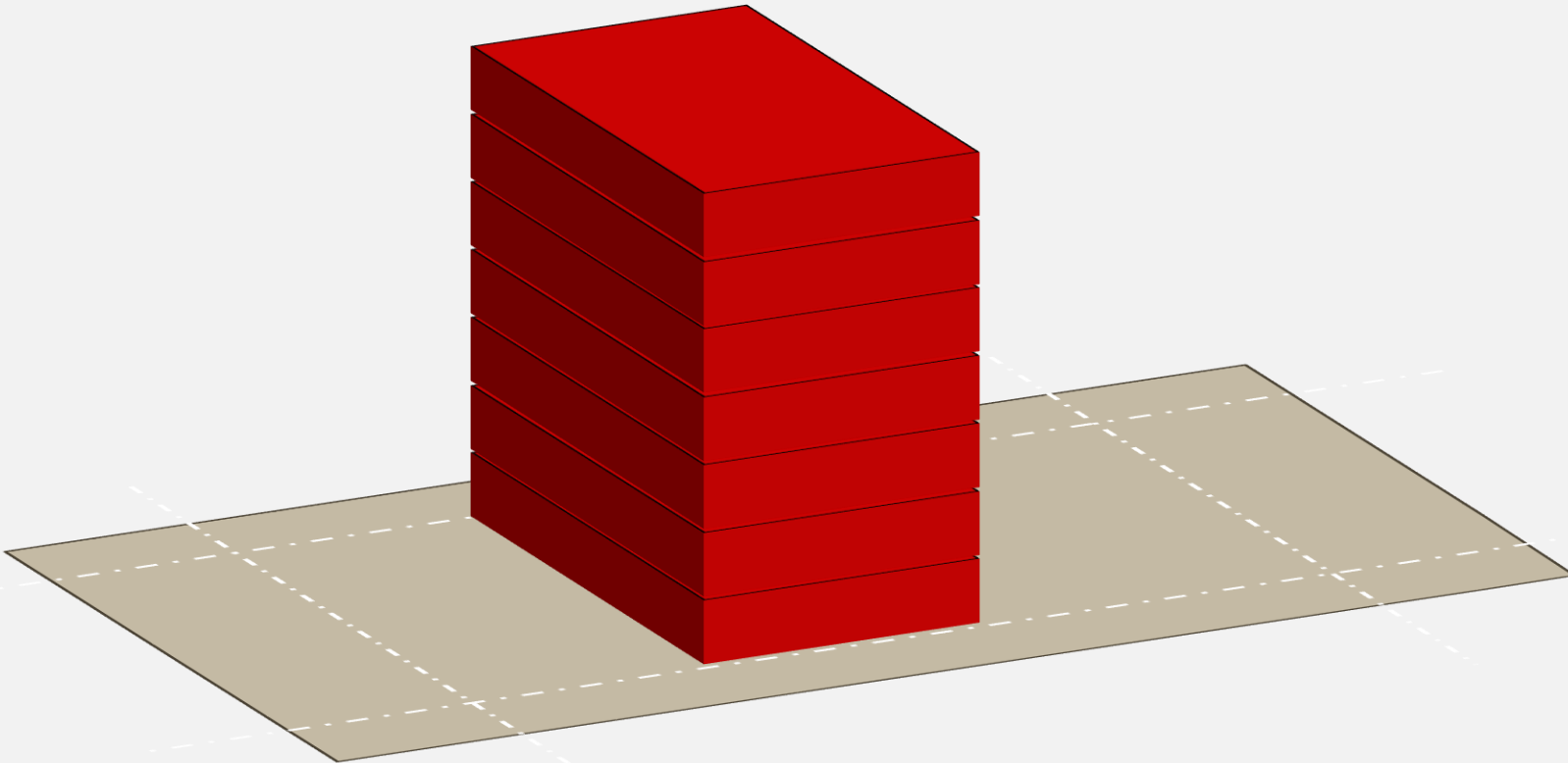


- Setbacks
- Maximum height

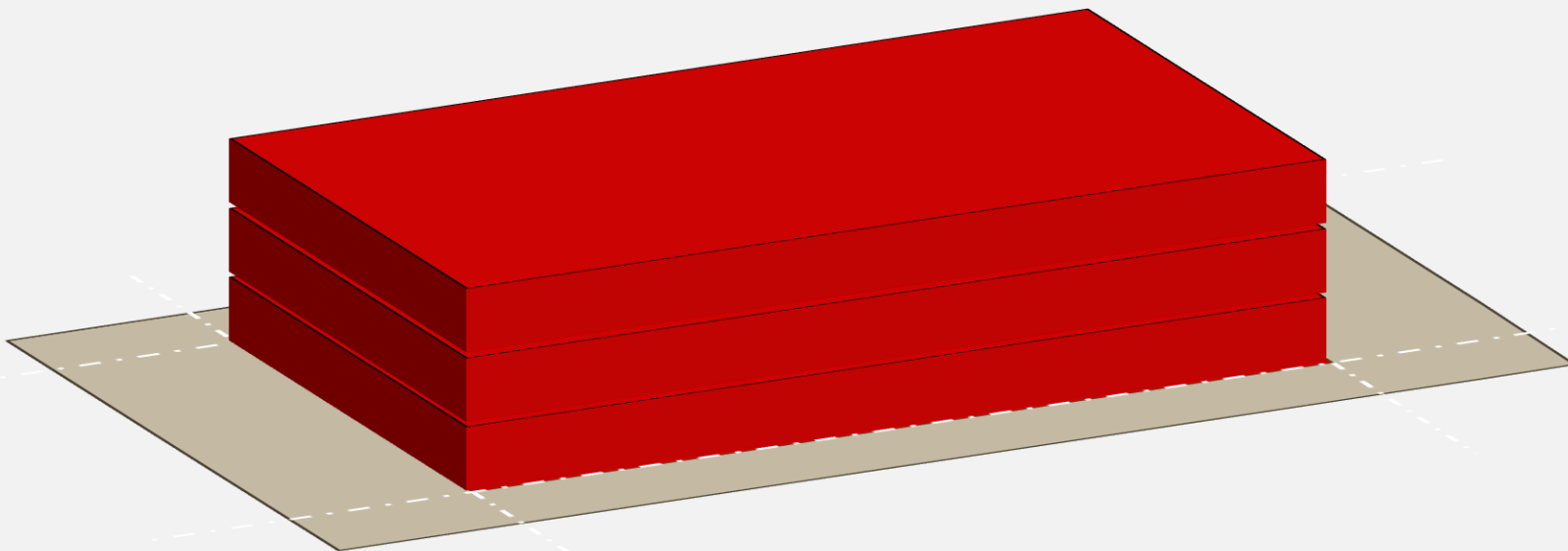
- Setbacks
- Maximum height

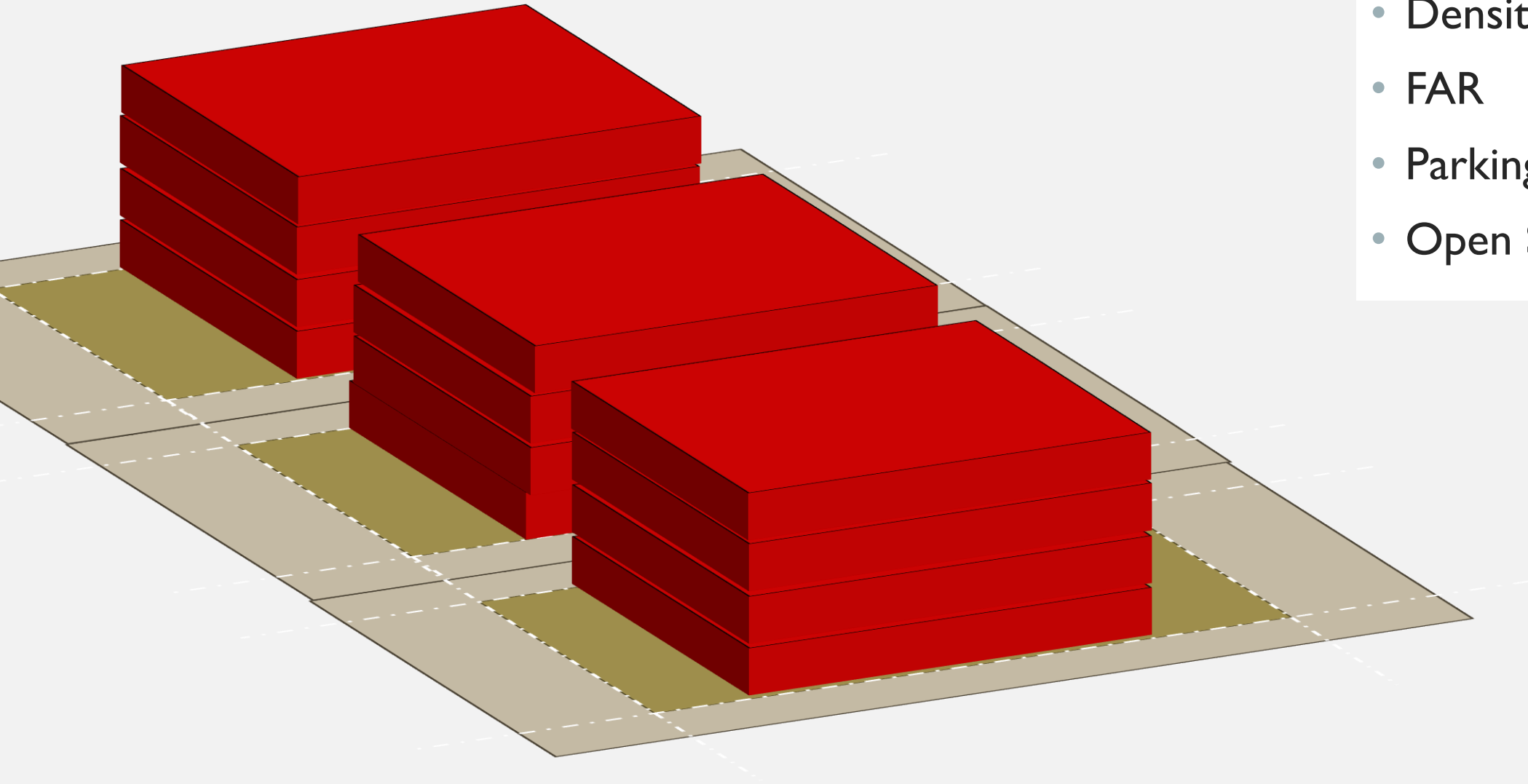


- Setbacks
- Maximum height
- Density
- FAR



- Setbacks
- Maximum height
- Density
- FAR





- Setbacks
- Maximum height
- Density
- FAR
- Parking
- Open Space

# SCALE AND PROPORTION







Manhattan  
SCOUT



KAUFMAN

PARK

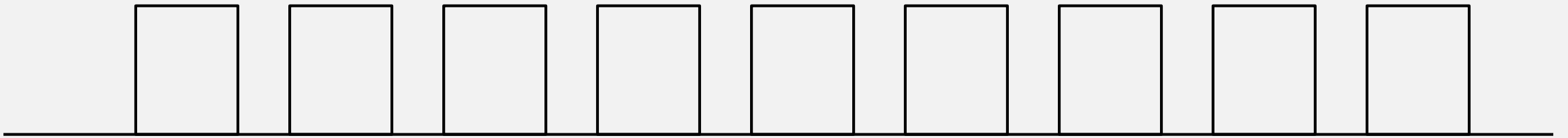
Parking

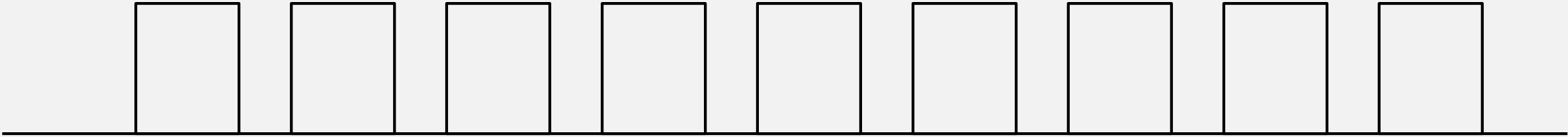
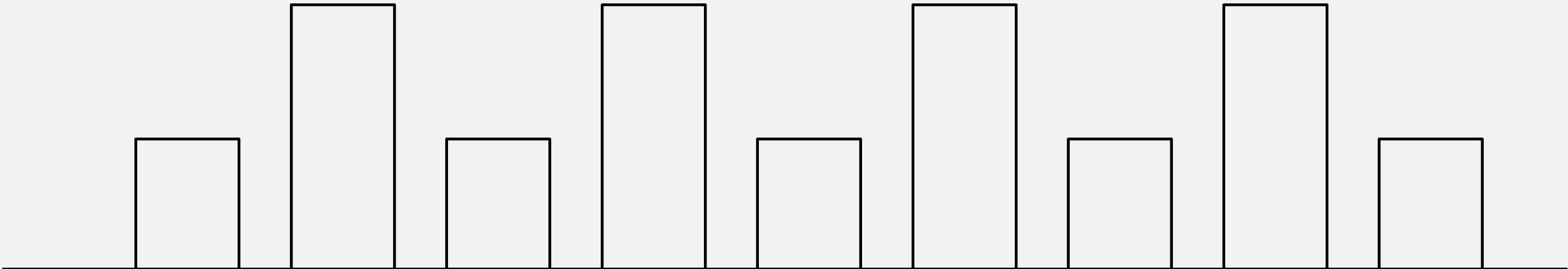
M&V Fashion  
153 W. 36th ST.

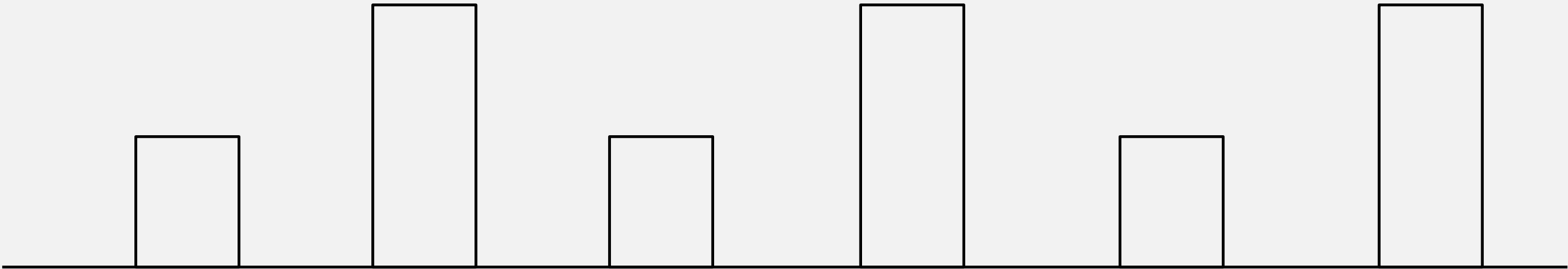
WEATHER WISE  
RESIDENTIAL CONTRACTORS

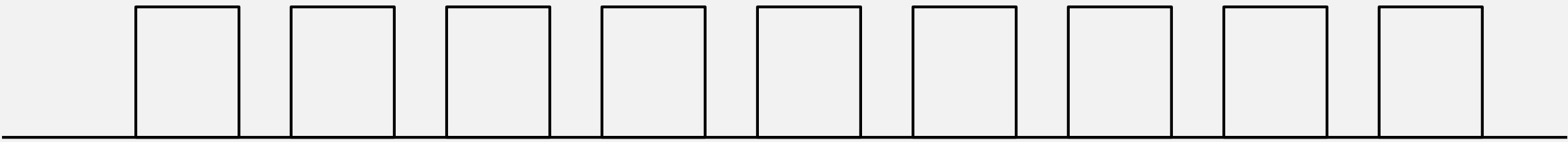
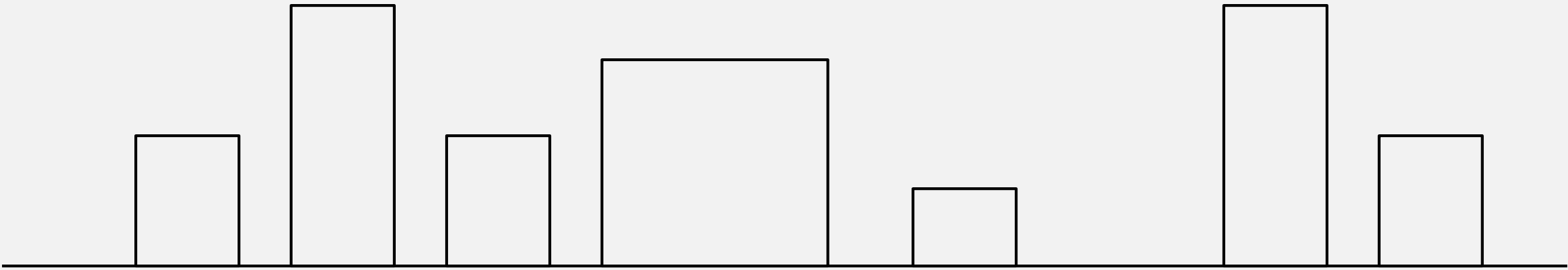
영복한교회

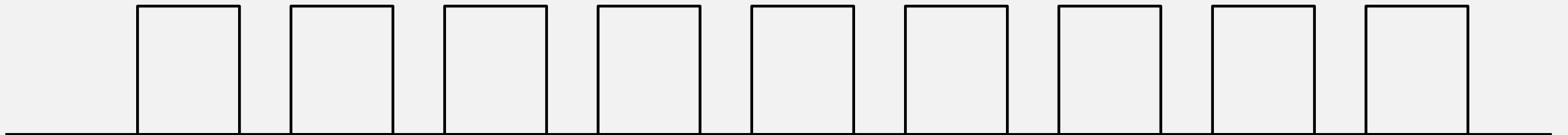
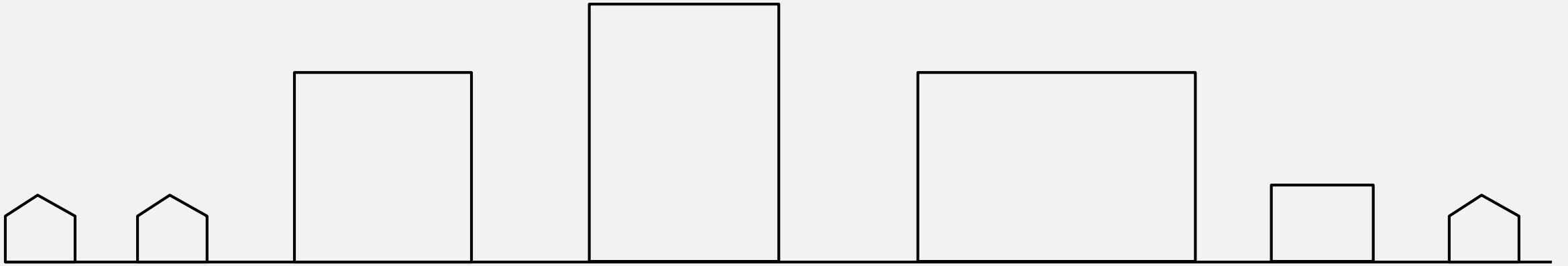
PARKING SPA  
107 W. 36th ST.  
212-495-0889



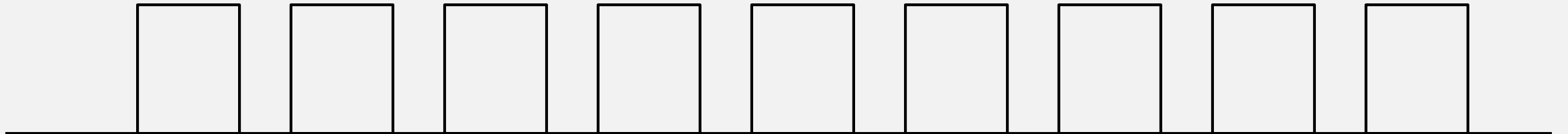
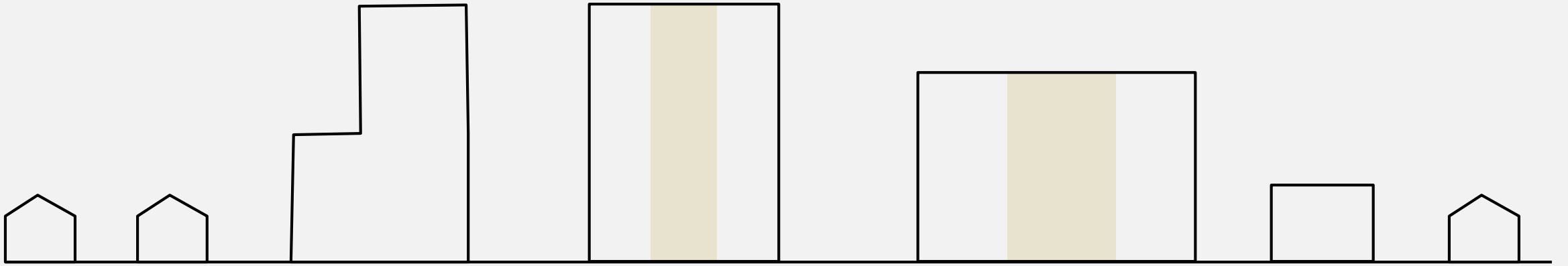












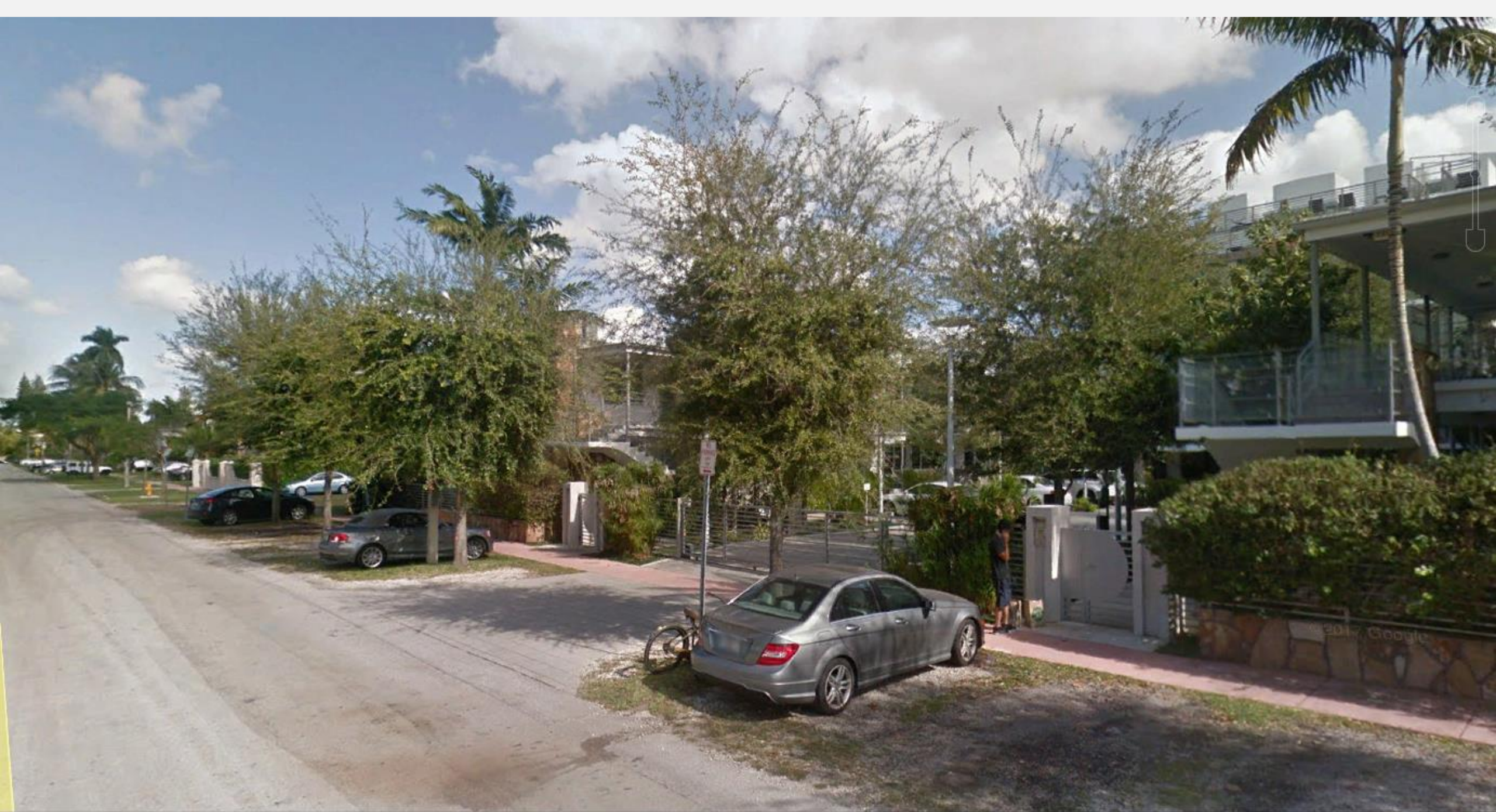






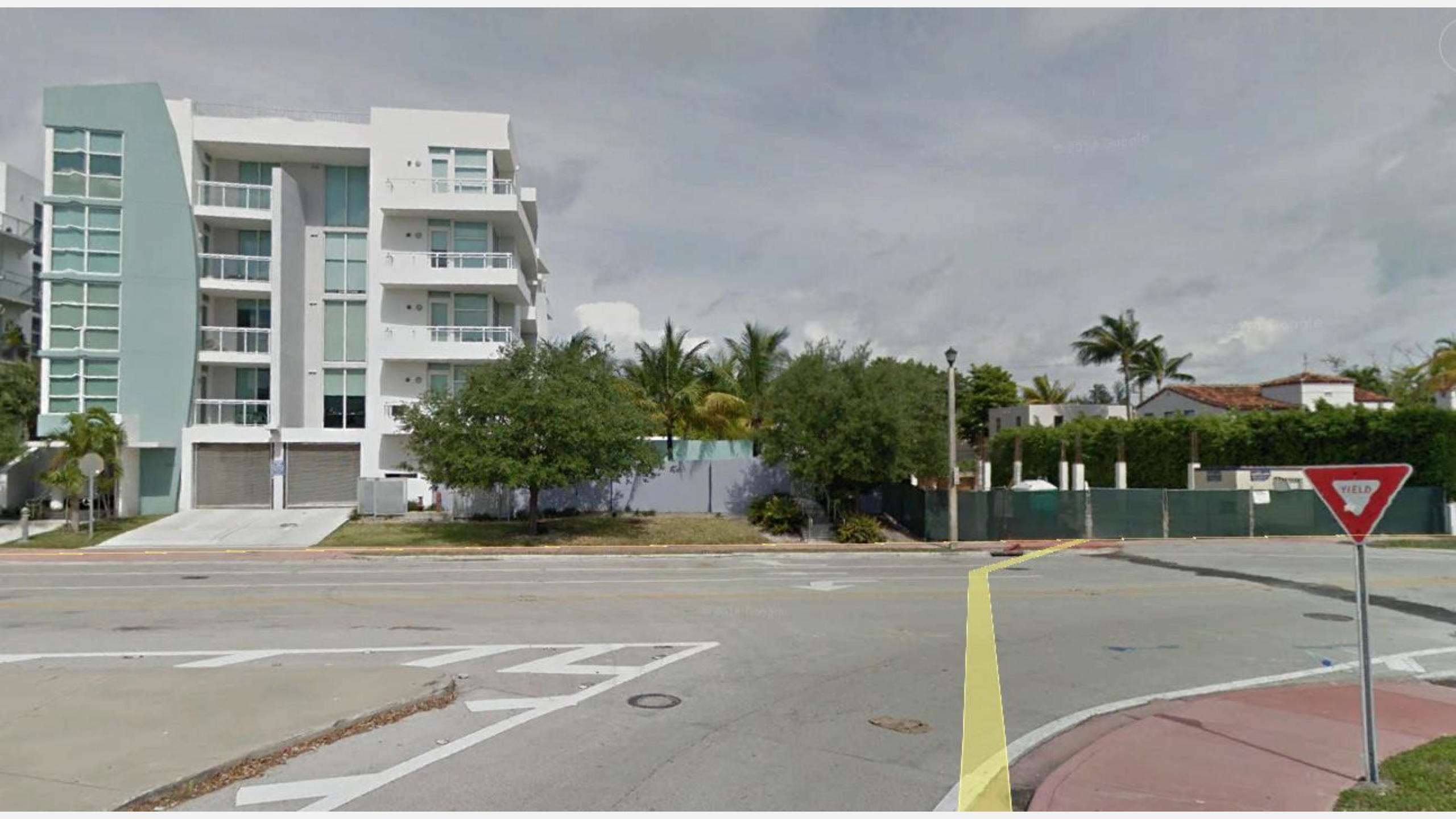




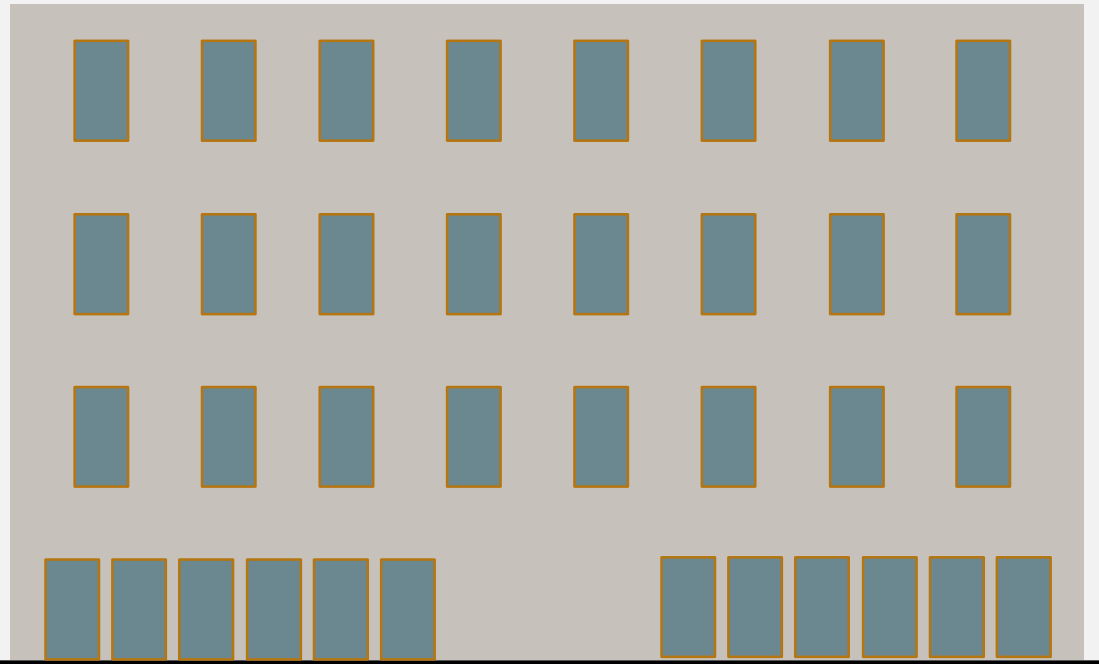
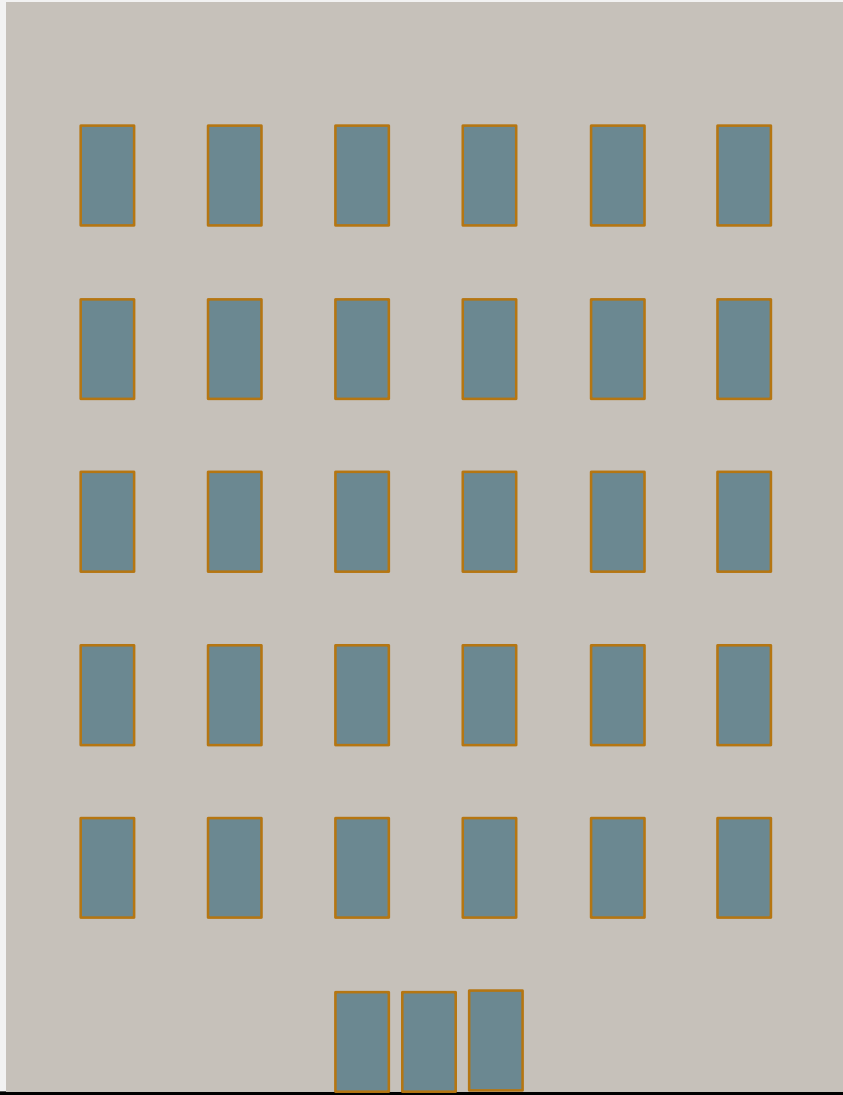


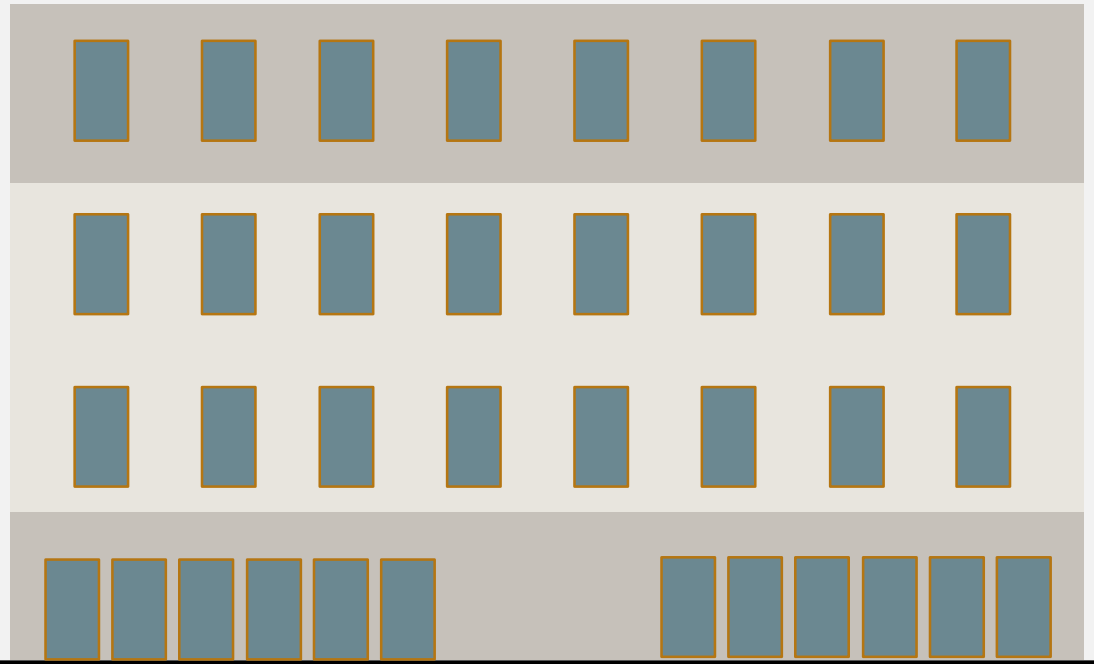
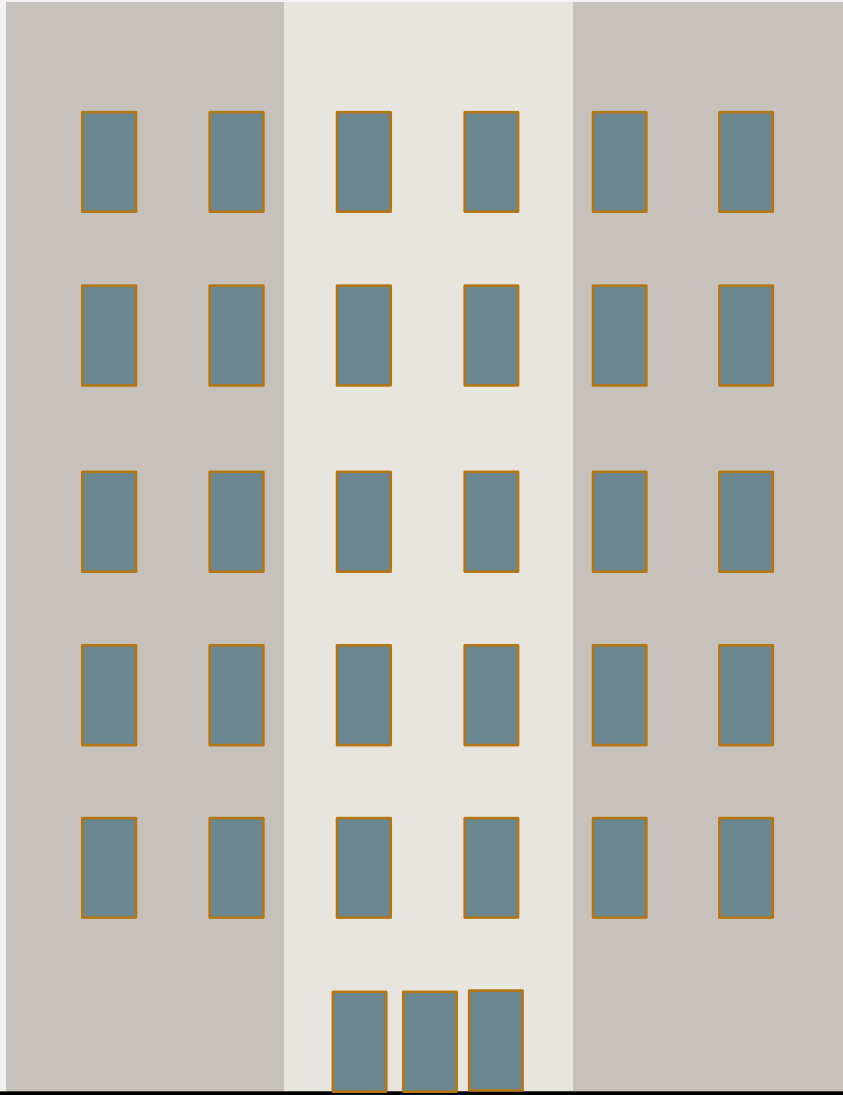


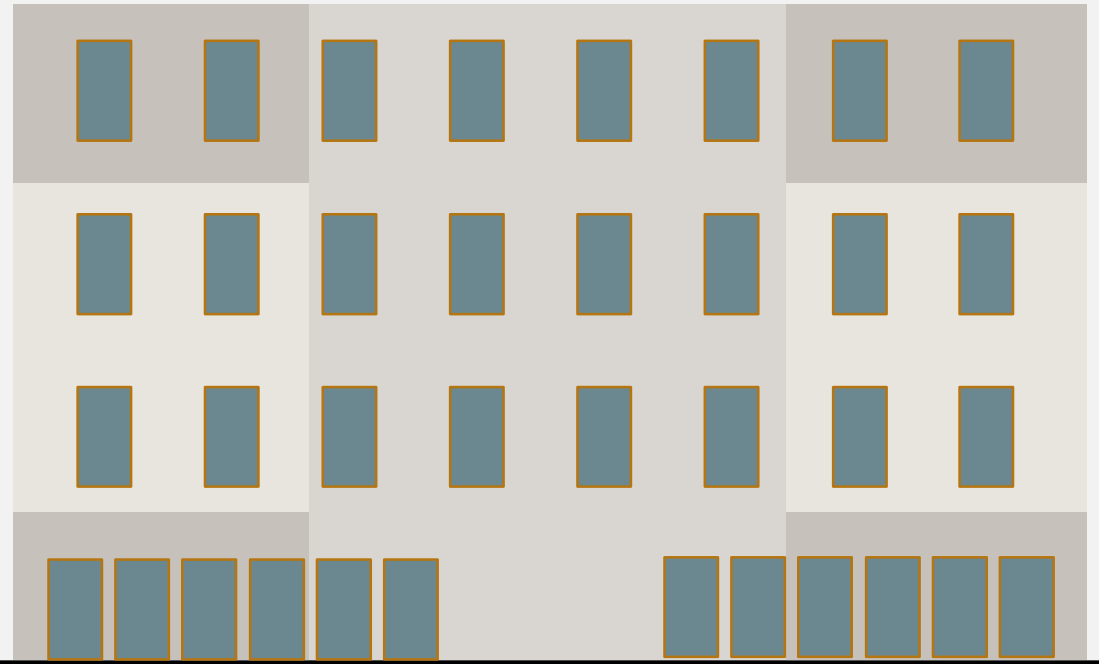
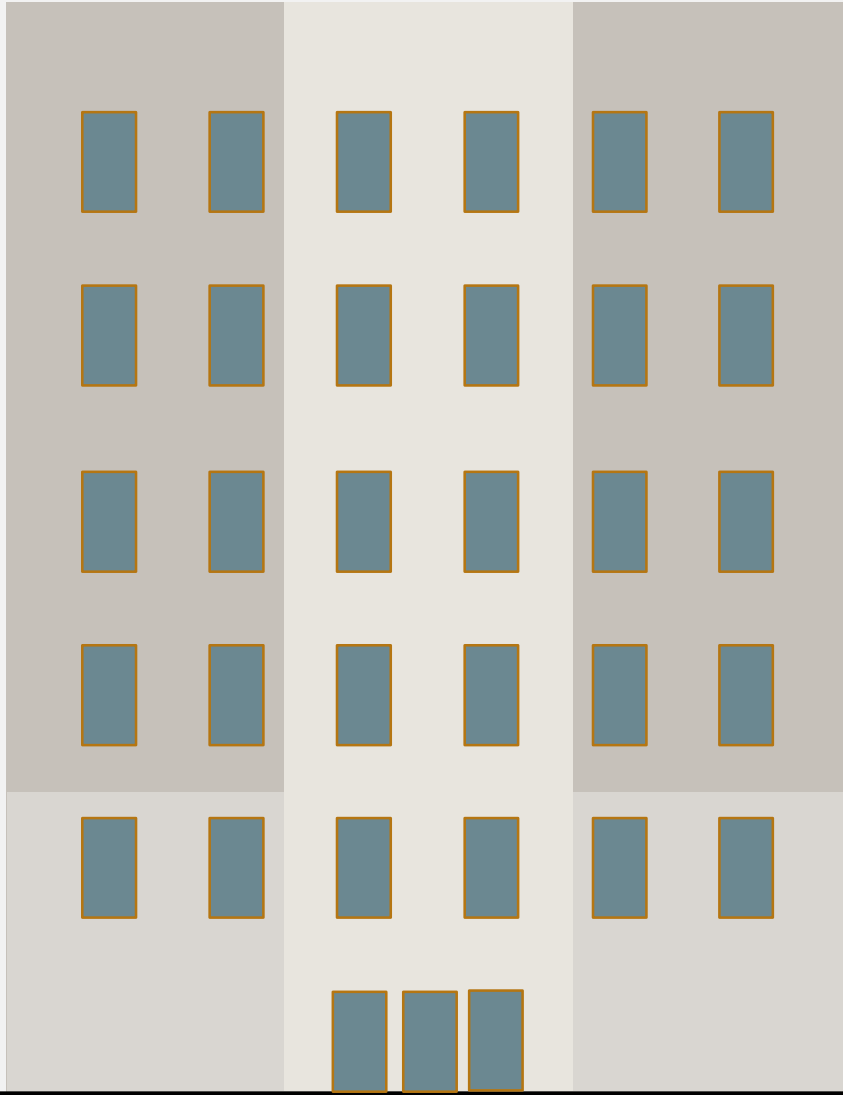


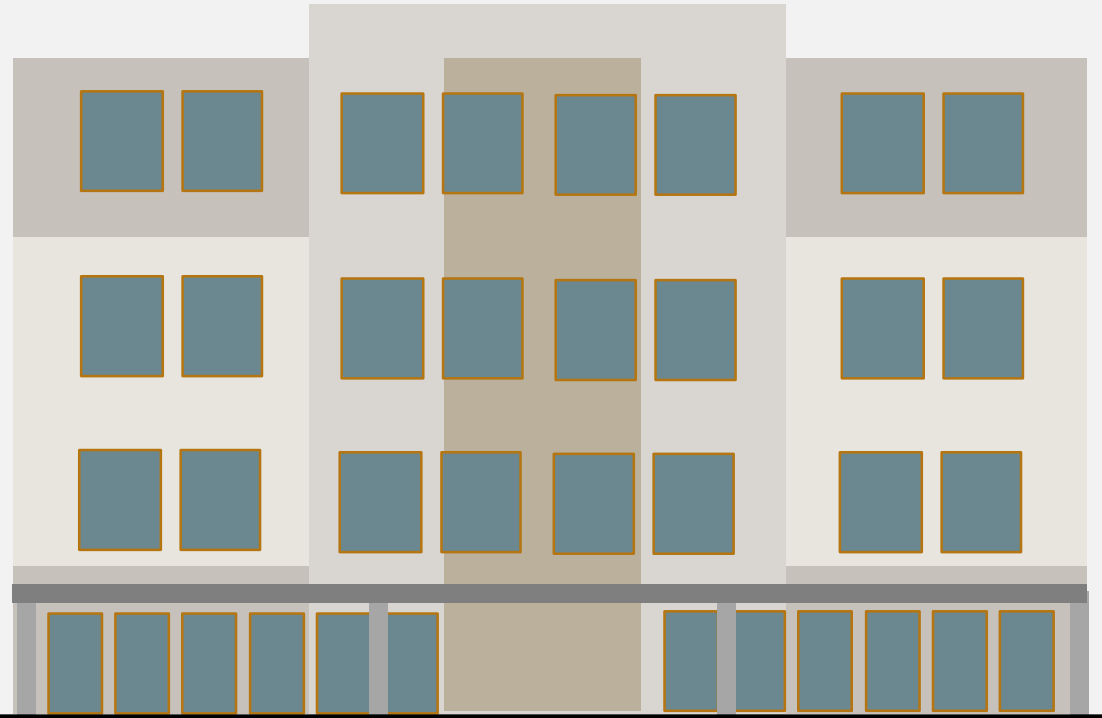
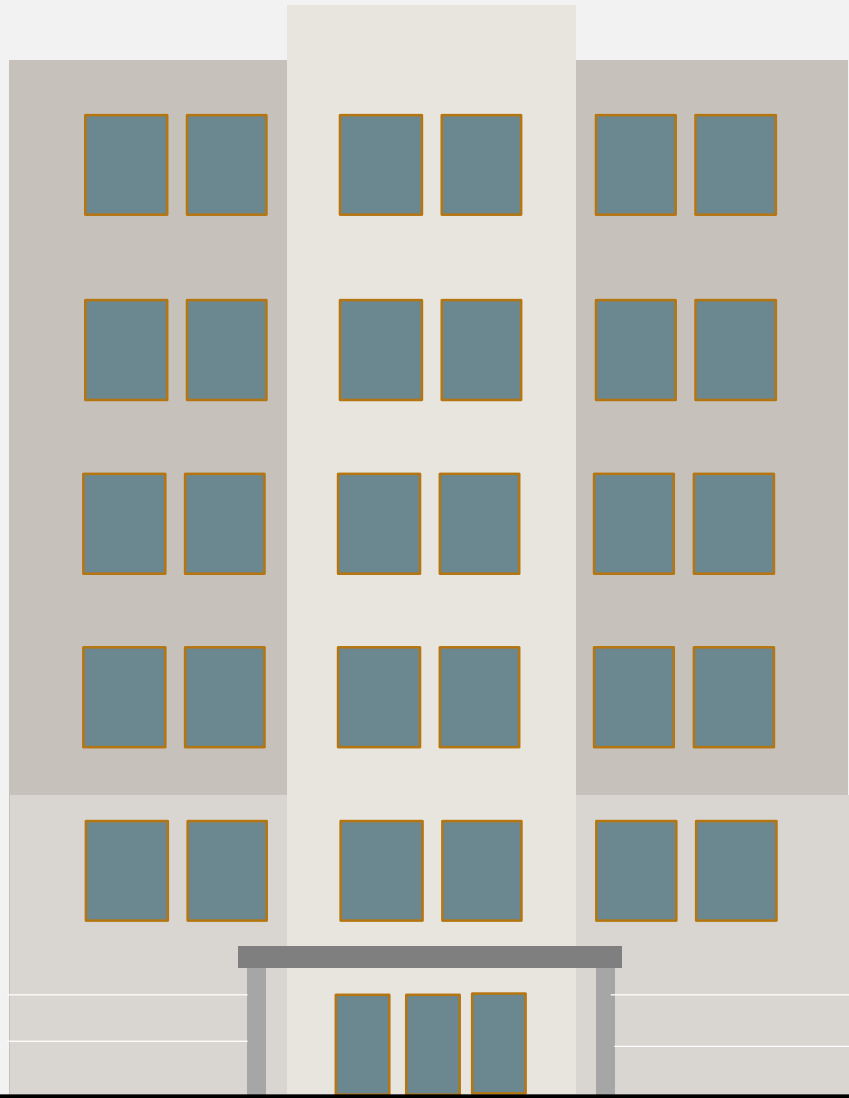


# ARTICULATION













SMITH DALIA  
ARCHITECTS





# PEDESTRIAN SCALE





ONE  
WAY  
←

















QUALITY MATERIALS









## HOW CAN THE TOWN ACHIEVE THIS LEVEL OF DESIGN

- Recognized Architectural Style
- Gradual transition of building height and mass
- Partition large volumes
  - a. Recesses or projections of the facade (3ft for 33%)
  - b. Architectural design elements to provide depth (33%)
  - c. Variation of roof and/or roof wall height (33%)
  - d. Horizontal and/or vertical variation (texture, or materials and detailing)



## HOW CAN THE TOWN ACHIEVE THIS LEVEL OF DESIGN

- Enhance the ground level (No blank walls)
- Variation in color and texture
- High quality durable materials
- Minimum 25% fenestration (windows and doors)
- Emphasize main entrance
- Safe pedestrian connections
- Covered parking must have a “liner”

**EYE CANDY**













A10270840













