



## **Town of Miami Lakes Memorandum**

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**To:** Planning and Zoning Board Members  
**From:** Darby P. Delsalle, AICP, Planning Director  
**Subject:** Architectural Design Review  
**Date:** 10/24/2017

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### **Recommendation:**

Based on the analysis provided in the staff report and other factors contained in this report, Staff recommends approval of the ordinance amending the site plan review procedures and creating architectural review standards.

### **Background:**

On February 7, 2017, the Town Council of the Town of Miami Lakes directed the Town Manager to explore potential revisions to the Land Development Code (LDC), and to return to a workshop with recommendations. The request followed in the wake of an active development cycle that brought to light concerns over quality design and compatibility of development. The Council's direction was to identify codifiable design standards that would provide staff the tools needed to promote quality design without interrupting the timeliness of the development review process. The workshop was held on October 24, 2017 and the proposed ordinance is reflective of discussion held at that meeting. As it currently stands, Section 13-304 of the Town's LDC's provides little in the way of specificity regarding desired architectural standards and neighborhood compatibility. The proposed ordinance addresses the use of recognizable architectural genre, building scale and massing, façade treatments and materials, windows and doors, pedestrian scale, and other ancillary features. Multifamily, commercial, and Industrial development requiring site plan review are subject to the new provisions and all require staff level review for compliance. Final authority is reserved to the Council for those applications requiring public hearing. The proposed ordinance also provides for an appeal procedure. For a fuller description and analysis of the proposed ordinance, please see the Staff Report and Analysis attached to this memorandum.

### **ATTACHMENTS:**

Description

Staff Report

Ordinance



Department of Planning, Zoning and Code Compliance  
6601 Main Street • Miami Lakes, Florida 33014  
Office: (305) 364-6100 • Fax: (305) 558-8511  
Website: [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov)

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## Staff Analysis and Recommendation

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**To:** Honorable Chair and Members of the Local Planning Agency  
**From:** Darby P. Delsalle, AICP, Planning Director  
**Subject:** Architectural Design Review  
**Date:** October 24, 2017

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AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ARCHITECTURAL DESIGN STANDARDS; AMENDING CHAPTER 13, LAND DEVELOPMENT CODE; OF ARTICLE III, WORKFORCE HOUSING; AMENDING SECTION 13-304(H) AND CREATING SECTION 13-311, ENTITLED, "DESIGN AND ARCHITECTURAL STANDARDS," TO ESTABLISH DESIGN AND ARCHITECTURAL REVIEW STANDARDS FOR MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Ceasar Mestre)

### A. BACKGROUND

At the February 7, 2017, Town Council meeting, Councilperson Mestre introduced an item on New Business which sought to address aesthetic standards of development. After some discussion, the Town Council directed the Town Manager to explore and possibly prepare an ordinance that would address design standards for new development within the Town. The request followed in the wake of an active development cycle that brought to light concerns over quality design and compatibility of development. The Council's direction was to identify codifiable design standards that would provide staff the needed tools to promote quality design without interrupting the timeliness of the development review process. The Council's directive included holding a workshop to discuss staff recommendation. The Council also specifically excluded single family residential development from such a review requirement.

The Council's desire was not to undertake the implementation of a full-scale design review manual, rather it was to focus on broader architectural principals. As such, the proposed ordinance focuses on the established of recognized architectural styles, and to address building scale and massing, façade treatments and material, pedestrian scale (windows, doors,

entrances, and parking), and other ancillary design features intended to screen exterior mechanical equipment and attachments. The proposed aesthetic standards are to be integrated into the existing site plan review procedures and identified with their own criteria. Professional staff review would be required for all multifamily, commercial and industrial projects. Council shall retain final authority for those requests requiring public hearing. The proposed ordinance also provides for an appeal procedure.

On October 12, 2017, at a publicly advertised workshop, staff presented its recommendation to the Town Council regarding implementation of standards identified at the preceding paragraph. After some discussion, the Council reached consensus regarding the desired elements to be incorporated into the Land Development Code (LDC). The attached ordinance is reflective of that consensus.

## **B. PROPOSED CHANGES**

The following described elements are presented in the same order that they appear in the proposed ordinance.

*Review procedure.* The first proposed adjustment relates to Section 13-304, Site Plan Approval. The previous provisions relied upon a concept of general compatibility, however they provide little guidance as to how that objective was to be achieved. This amendment reorders a small portion the section to provide for a more logical sequencing, and includes a reference to the newly prescribed architectural standards Section at 13-311. By doing this, such desire criteria become standard as part of the site plan review procedure.

*Recognized Architectural Styles.* The adopted standards at Section 13-311 do not try to dictate a particular genre of architecture, rather it seeks to prohibit kitsch architecture. Hence it avoids a building that may look like a giant pineapple.

*Building Scale and Massing.* This portion of the amendment seeks to guide the over sizing of a building relative to its siting on the lot and its adjacency to nearby development. It seeks to achieve proportionality in the context of the area that it is built. Other elements include breaking up the façade of the building, inclusion of architectural elements, variation of height, and texturing to create visual interest. Residential properties are encouraged to provide for definition of space, whereas commercial properties are encouraged to provide for plazas and courtyards.

*Façade treatments and materials.* This element seeks to achieve consistency of architectural design throughout the project. Thought is to be given to fenestration (windows and glazing), molding, materials textures, and colors. Pedestrian scale is the theme so that large blank walls are avoided.

*Windows and Doors.* Windows and doors should be properly addressed with details such as frames, sills, or shutters. Residential and commercial building shall provide for 25% fenestration along all facades.

*Building Entrance and Parking.* The push here to emphasize pedestrian scale by articulation of entryways and other features to help guide individuals to identifiable entrances. Garage parking at the ground level shall not be visible from the street.

*Ancillary Design Regulations.* This section deals with mechanical equipment such as air conditioners or other attachments such as down spouts. The idea is to screen from view those elements. It also addresses dumpster location and landscape design to address overall aesthetic qualities.

*Prohibited Feature.* These standards prohibit uninterrupted banding of windows and exterior walkways. This also includes any uninterrupted expressions of horizontal floor slabs.

## **C. STAFF RECOMMENDATION**

Based on the analysis provided below and other factors contained in this report, Staff recommends approval of the ordinance amending the site plan review procedures and creating an architectural design review.

## **D. ANALYSIS**

The Land Development Code provides that all proposed amendments to the LDC shall be evaluated by the Administrative Official, the Local Planning Agency and the Town Council, and that, in evaluating the proposed amendment, the criteria in Subsection 13-306(b) shall be considered. All portions of this report are hereby incorporated into all portions of this analysis. The following is a staff analysis of the criteria as applied to this ordinance.

### **1. Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.**

*Analysis:* See Section “A”, Background and Section “B”, Proposed Changes of this report. As presented in Sections “A” and “B”, the proposed ordinance provides a design review procedure to be implemented for multifamily, commercial, and industrial buildings. The program, as proposed conforms to the following policy of CDMP below:

Policy 1.3.2: Prepare a Miami Lakes Design Plan to enhance such design features as entry identification statements, transportation corridors, bike and pedestrian ways, waterway vistas, public buildings, commercial and industrial districts, open space and parks, and signage.

*Finding:* Complies

### **2. Whether the proposal is in conformance with all applicable requirements of this Code of Ordinances, including this chapter.**

*Analysis:* The proposed ordinance conforms with the Town’s LDC’s. A review of the LDC’s found no conflicts.

*Finding:* Complies.

### **3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed change in land use policy.**

*Analysis:* See Section “A”, Background and Section “B”, Proposed Changes of this report. The proposed amendment follows in the wake of an active development cycle that brought to light concerns over quality design and compatibility of development. The Council wanted codifiable aesthetic standards that would provide staff the tools to promote quality design without interrupting the timeliness of the development review process. The proposed changes are consistent with that land use policy sought by the Council.

*Finding:* Complies.

4. **Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land use.**

*Analysis:* The proposed ordinance does not change the permitted use of land or the underlying development regulations of each zoning district.

*Finding:* Complies.

5. **Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including schools, transportation, water and wastewater services, solid waste disposal, drainage, water supply, recreation, education, emergency services, and similar necessary facilities and services.**

*Analysis:* The proposed ordinance does not impact the above systems.

*Finding:* Complies.

6. **Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of any groundwater aquifers, wildlife habitats, and vegetative communities.**

*Analysis:* The proposed ordinance does not impact the above systems.

*Finding:* Complies.

7. **Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.**

*Analysis:* See Section “A”, Background and Section “B”, Proposed Changes of this report. The scope of the proposed ordinance is designed to accommodate existing development regulations while also providing for architectural aesthetic standards that allow for greater compatibility with the existing built environment. The net effect is a greater protection of property values for the surrounding neighbor, which in turn contribute positively to the general welfare of the community.

*Finding:* Complies.

- 8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.**

*Analysis:* See Section “A”, Background, Section “B”, Proposed Changes, and Criterion 7 of this report. The ordinance does not change permitted uses or modify the underlying development standards of the applicable zoning district. It does provide for greater compatibility of new development with the surrounding community.

*Finding:* Complies.

- 9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this chapter.**

*Analysis:* See Section “A”, Background, Section “B”, Proposed Changes, and Criteria 1, 3, and 7 of this report. No portion of the proposed amendment is in conflict with the existing regulations of the LDC. The proposed ordinance provides an opportunity for architectural aesthetic standards.

*Finding:* Complies.

- 10. Other matters which the Local Planning Agency or the Town Council, in its legislative discretion, may deem appropriate.**

*Analysis:* See Summary Section and all portions of this analysis. The Local Planning Agency and the Town Council may consider other appropriate factors to determine whether the proposed FLUM amendment is appropriate and consistent with the public interest. The Analysis Section addressed the conditions suggested by the Planning and Zoning Board.

*Finding:* As determined by the Town Council.

**ORDINANCE NO. 17-\_\_\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ARCHITECTURAL DESIGN STANDARDS; AMENDING CHAPTER 13, LAND DEVELOPMENT CODE; OF ARTICLE III, AMENDING SECTION 13-304(H) AND CREATING SECTION 13-311, ENTITLED, “DESIGN AND ARCHITECTURAL STANDARDS,” TO ESTABLISH DESIGN AND ARCHITECTURAL REVIEW STANDARDS FOR MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, on February 7, 2017, the Town Council directed the Town Manager to explore and possibly prepare an ordinance that would address design standards for new development within the Town; and

**WHEREAS**, on October 12, 2017, at a publicly advertised workshop, staff presented a recommendation to the Town Council regarding the implementation of standards that may be adopted into the Code to guide the development of future projects; and

**WHEREAS**, the amendment at Exhibit “A” is reflective of the Town Council’s desire as expressed at the October 12, 2017, workshop; and

**WHEREAS**, the Administrative Official reviewed the proposed amendment to the Land Development Code and recommends approval, as set forth in the Staff Analysis and Recommendation dated October 24, 2017, and incorporated into this Ordinance by reference; and

**WHEREAS**, the Town Council appointed the Planning and Zoning Board as the Local Planning Agency (LPA) for the Town pursuant to Section 163.3174, Florida Statutes; and

**WHEREAS**, on October 24, 2017, after conducting a properly noticed public hearing, the Planning and Zoning Board, acting in its capacity as the Local Planning Agency, acted in accordance with state law, and in specific compliance with Section 163.3174, Florida Statutes and

reviewed and recommended approval to the Miami Lakes Town Council; and

**WHEREAS**, on \_\_\_\_\_, 2017, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency, and the Administrative Official, the Town Council moved the proposed amendment on first reading for second reading and consideration of adoption; and

**WHEREAS**, the Town Council finds that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Land Development Code found in Subsection 13-306(b) of the Town Code; and

**WHEREAS**, on \_\_\_\_\_, 2017, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency, and the Administrative Official, the Town Council finds it in the public interest to adopt the proposed ordinance.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, HEREBY ORDAINS AS FOLLOWS.**

**Section 1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

**Section 2. Findings.** After considering Staff's report, both submitted in writing and presented orally and the public comment, the Town Council finds that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for an amendment to the Land Development Code pursuant to Subsection 13-306(b) of the Town Code, as provided for in the Staff Recommendation and Analysis Report.

**Section 3. Approval.** The Town Council hereby adopts the amendment as provided at Exhibit "A," and as incorporated herein.



**Section 4. Repeal of Conflicting Provisions.** All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

**Section 5. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 6. Inclusion in the Town Code.** It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be included in the Town Code.

**Section 7. Effective date.** This Ordinance shall become effective immediately upon adoption.

### **FIRST READING**

The foregoing ordinance was offered by Councilmember \_\_\_\_\_ who moved its adoption on first reading. The motion was seconded by Councilmember \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Marilyn Ruano	_____

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

### **SECOND READING**

Additions to the text are shown in underlined; deletions from the text are shown in ~~striketrough~~.  
Omitted portions of this ordinance are shown as “\* \* \*”.

The foregoing ordinance was offered by Councilmember \_\_\_\_\_ who moved its adoption on second reading. The motion was seconded by Councilmember \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Marilyn Ruano	_____

Passed and adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Manny Cid  
Mayor

Attest:

\_\_\_\_\_  
Gina M. Inganzo  
Town Clerk

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Raul Gastesi, Jr.  
Gastesi & Associates, P.A.  
Town Attorney

## EXHIBIT A

### Ordinance

#### Chapter 13 – LAND DEVELOPMENT CODE

\* \* \*

#### ARTICLE III. – DEVELOPMENT APPROVAL PROCEDURES

\* \* \*

##### Sec. 13-304. - Site plan approval.

\* \* \*

(h) *Specific factors for review of a site plan.* The approval or approval with modifications and/or conditions or changes of approval by written development order shall include not only conclusions, but also findings of fact related to the specific proposal and shall set forth the reasons for the approval, with or without modifications and/or special conditions. The development order shall set forth with particularity in what respects the plan would or would not be in the public interest including, but not limited to findings of fact and conclusions on the following site plan approval criteria:

- (1) In what respects the plan is or is not consistent with the Comprehensive Plan, the purpose and intent of the zoning district in which it is located and any design or planning studies adopted by the Town Council that include recommendations applicable to the design of the site under review.
- (2) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.
- (3) In what respects the plan is or is not in conformance with ~~the~~ Town code requirements including:
  - a. the design and construction of streets, utility facilities and other essential services as may be required by the Town or other governmental agencies.
  - b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the development and be compatible with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impacts on residential development.
- (4) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:
  - a. Design and architectural standards as provided at section 13-311. Relationship to adjoining properties, including the arrangement of buildings and landscape to produce spatial relationships that are compatible with, and complementary to, the development and zoning in adjoining areas.

- ~~b. Internal and external circulation, including vehicular, bicycle and pedestrian. Circulation systems shall serve the needs of the development and be compatible with, and functionally integrate with, circulation systems outside the development. Vehicular traffic from non-residential development shall be routed so as to minimize impacts on residential development.~~
  - be. Disposition of open space, use of screening or buffering where appropriate to provide a logical transition to existing, permitted or planned uses on adjoining properties.
  - cd. Landscaping that enhances architectural features, strengthens vista and important axes, provides shade, blocks noise generated by major roadways and intense-use areas and, to the maximum extent practicable, preserves existing trees on-site.
  - ~~e. Appropriate scale of proposed structures to be compatible with and complementary to existing, permitted or planned uses on adjoining properties and in the immediate area.~~
  - df. All outdoor lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with building design and the surrounding landscape.
  - eg. Service areas which may be provided shall be screened and so located as not to be visible from the public right-of-way and other properties.
  - fh. Design of the site shall ensure adequate access for emergency vehicles and personnel.
  - gi. Design of the site shall utilize strategies to provide for the conservation of energy and natural resources, including water.
- (5) In what respects the plan is or is not in conformance with the Town policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

\* \* \*

### **Sec. 13-311. - Design and architectural standards**

- (a) Purpose. All new multifamily and nonresidential development projects must incorporate a design concept consistent with a recognized architectural style. A recognized architectural style shall be one which is accepted by design professionals as having a basis in classical, historical or academic architectural design philosophies. Building design should be consistent with the recognized architectural style and should incorporate the architectural embellishments commonly associated with that style. The following shall not be considered recognized architectural styles:
- (1) Corporate signature or commercial prototype architecture, unless such is consistent with other requirements of this Article.
  - (2) Any architecture having a historical reference which is so unique and different from current design philosophy that such reference is inconsistent and incompatible with surrounding structures. Examples of such include igloos, tepees, medieval castles, caves and the like.

- (3) Any kitsch architecture which does not resemble a typical structure, but resembles an exaggerated plant, animal, fish, edible food or other such item such as giant oranges, ice cream cones, dinosaurs and the like.

(b) Building Scale and Massing. Building layout should, where appropriate, ensure the gradual transition of building height and mass in relation to adjoining properties, water bodies and rights of way, and include the following:

- (1) The proportional relationship between the building, the adjoining buildings and the width of the adjacent right of way.
- (2) Large volumes must be partitioned to appear smaller through the use of architectural devices such as shifting wall planes, differing roof heights and pitches, fenestration and other architectural detailing. To such end, at least two of the following methods shall be used on all facades of a building.
  - a. A minimum recess or projection of the facade three feet or more for at least 33 percent of the facade area.
  - b. Architectural design elements, such as porches, canopies, towers, dormers, bay windows, balconies, and distinctive entry features that provide depth to the facade by breaking up a minimum of 33 percent of the facade area.
  - c. Variation of roof and/or roof wall height to visually break up at least 33 percent of the facade, such as by use of multiple roof, roof pitches, dormers, and/or parapet heights.
  - d. Horizontal and/or vertical variation in texture, or materials and architectural detailing to distinguish floors and adjoining units or to signify various elements of the building, through use of architectural elements, such as cornices, friezes, reliefs, dentils, architraves, pediments, pilasters, quoins, corbels, etc.
- (3) For residential and mixed use which include residential, semi-private areas such as covered front porches and/or courtyards are highly encouraged. Commercial properties are encouraged to include public plazas and courtyards.
- (4) Stairs and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design.

(c) Façade treatments and materials.

- (1) Building facades facing roadways and pedestrian corridors shall incorporate appropriate architectural elements consistent with the overall design concept and architectural style of the development.
- (2) These architectural elements must include fenestrations, recessed planes, cornice detailing, ornamentation, moldings, changes in materials, textures and colors, or other architectural sculpting that enhances the ground level and adds human scale and interest to the building's exterior. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- (3) Variation in color texture and materials shall be used to create visually engaging facades, to accentuate entrances, exits, windows, corners, level changes, and other architectural features and to differentiate between commercial and residential portions of mixed use buildings.
- (4) High quality and durable materials, such as stone, brick, and cementitious siding shall be used

- (5) Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.
  - (6) Creative and appropriate use of color is encouraged.
  - (7) Variation in exterior treatment of adjacent buildings is encouraged.
  - (8) Facade materials that vary in texture and type to accentuate entrances, exits, windows, corners, level changes, and other architectural features are highly desired and recommended.
- (d) *Windows and doors.* Windows and doors shall be defined with decorative details such as frames, sills, lintels, shutters, planters, relief trims, or moldings. Commercial and multifamily residential uses shall provide for a minimum of 25% fenestration on all facades.
- (e) *Building entrance and parking.*
- (1) Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and provide for convenient access of pedestrians.
  - (2) Building entrances shall provide a safe pedestrian connection (sidewalks and paved crosswalks) to the adjoining public sidewalk or street and to the private parking area.
  - (4) Ground level understory parking shall be prohibited. Garage parking facilities are permitted, however all portions of the building fronting a street shall have a ground floor liner.
- (f) *Ancillary design regulations.*
- (a) Mechanical equipment shall be either roof mounted and screened using architectural features such as parapets or gables or, at minimum screened with either landscaping or a wall. All wall mounted mechanic equipment must be painted to match the building and shall be placed on the side and/or rear of the building. Townhomes shall meet the provisions in this section.
  - (b) All downspouts shall be architecturally compatible with the building.
  - (c) Dumpster enclosures shall be architecturally compatible with the principal building, and must include an opaque gate.
  - (e) All electrical installations between the Florida Power and Light transformer and the service side of the metering device shall be installed underground. No overhead installation of electrical services shall be allowed in any district. Existing services/meter undergoing replacement or repairs shall comply with this requirement.
  - (f) The installation of centralized distribution is required for video and internet satellites, terrestrial antenna, cable TV provider, and wireless signal in new residential and commercial developments, as well as in restoration work comprising of more than 50 percent of the building value.
  - (g) All buildings and associated landscaping must be oriented and placed to minimize direct daily sunlight on walls and windows during the May-October period, and maximize solar exposure of the roof area year-round.
- (g) *Prohibited features.* Horizontal uninterrupted or continuous banding of windows, exterior access corridors along a building facade, and/or uninterrupted horizontal expression of floor slabs are prohibited.

(h) Review procedure and appeal. Staff shall perform an analysis for compliance with section 13-311, and the Town may employ the expertise of a design professional at the applicant's expense. Final decision authority shall be as prescribed by Article III for each application type. As provided at section 13-310, appeal of an Administrative or Board decision shall be to the Miami Lakes Town Council, and an appeal of a final decision of the Town Council shall be by writ of certiorari. All appeals must be filed within 30 days of the final development order.