



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







FIRE LANE NO PARKING



WHAT CAN WE REGULATE?

CONTEXTUAL SCALE

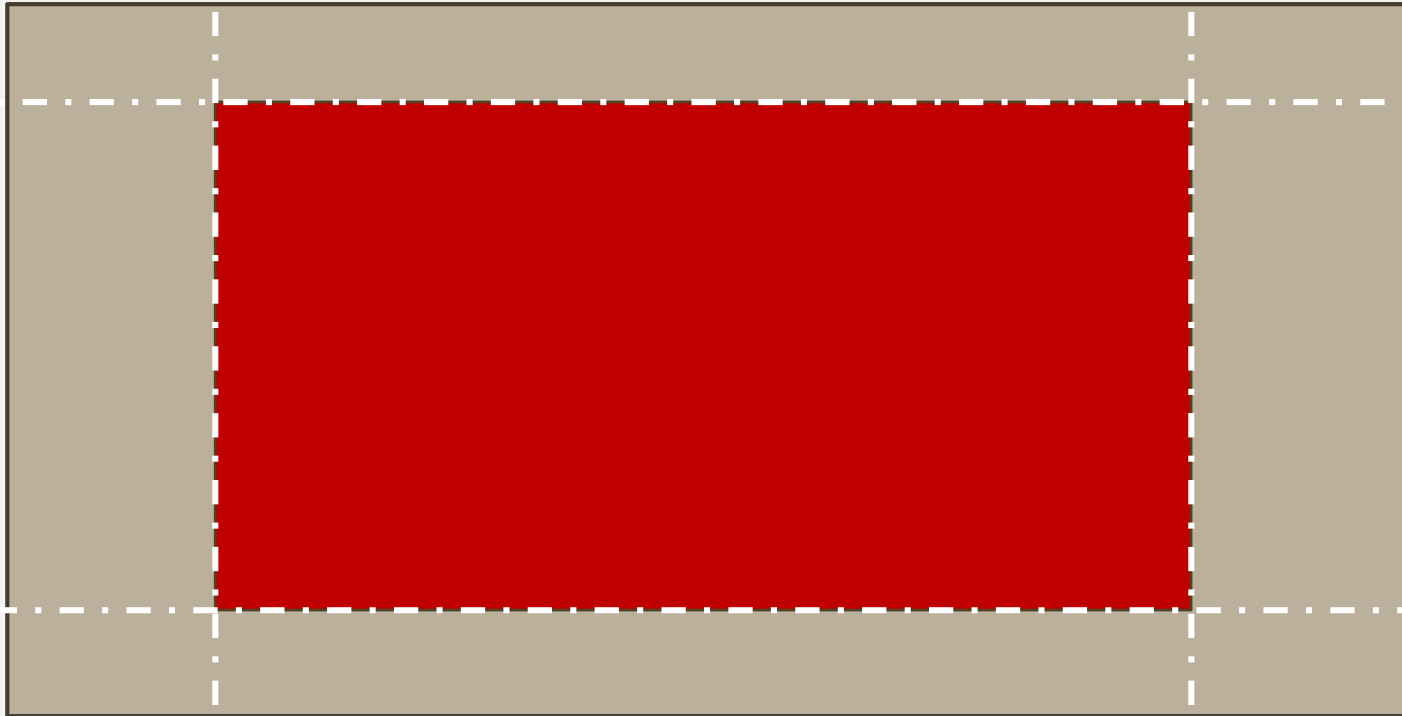
- Massing and scale
- Proportions
- Articulation

QUALITY OF DESIGN

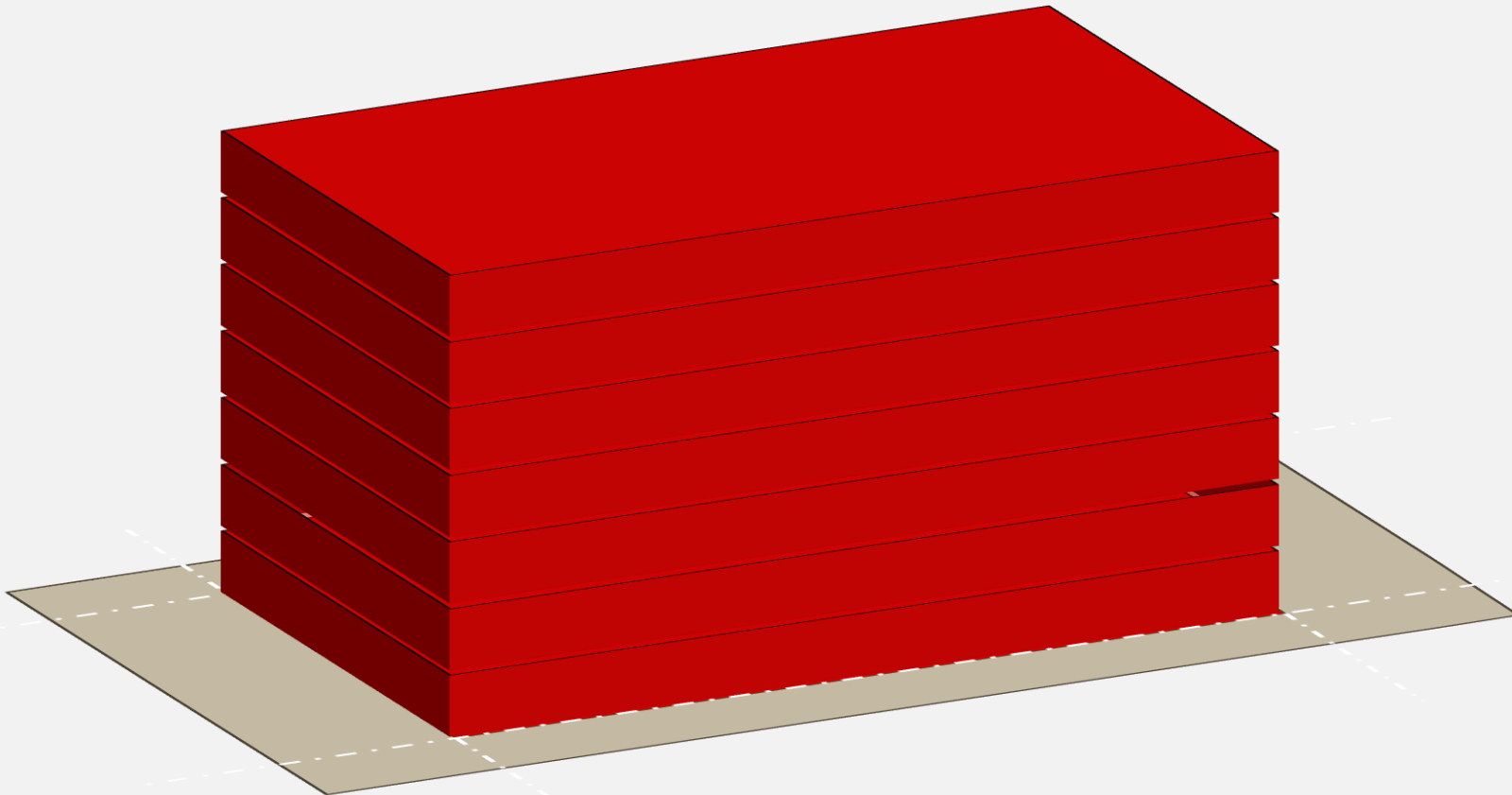
- Visual Interest
- Pedestrian/human scale
- Quality of material

MASSING AND SCALE

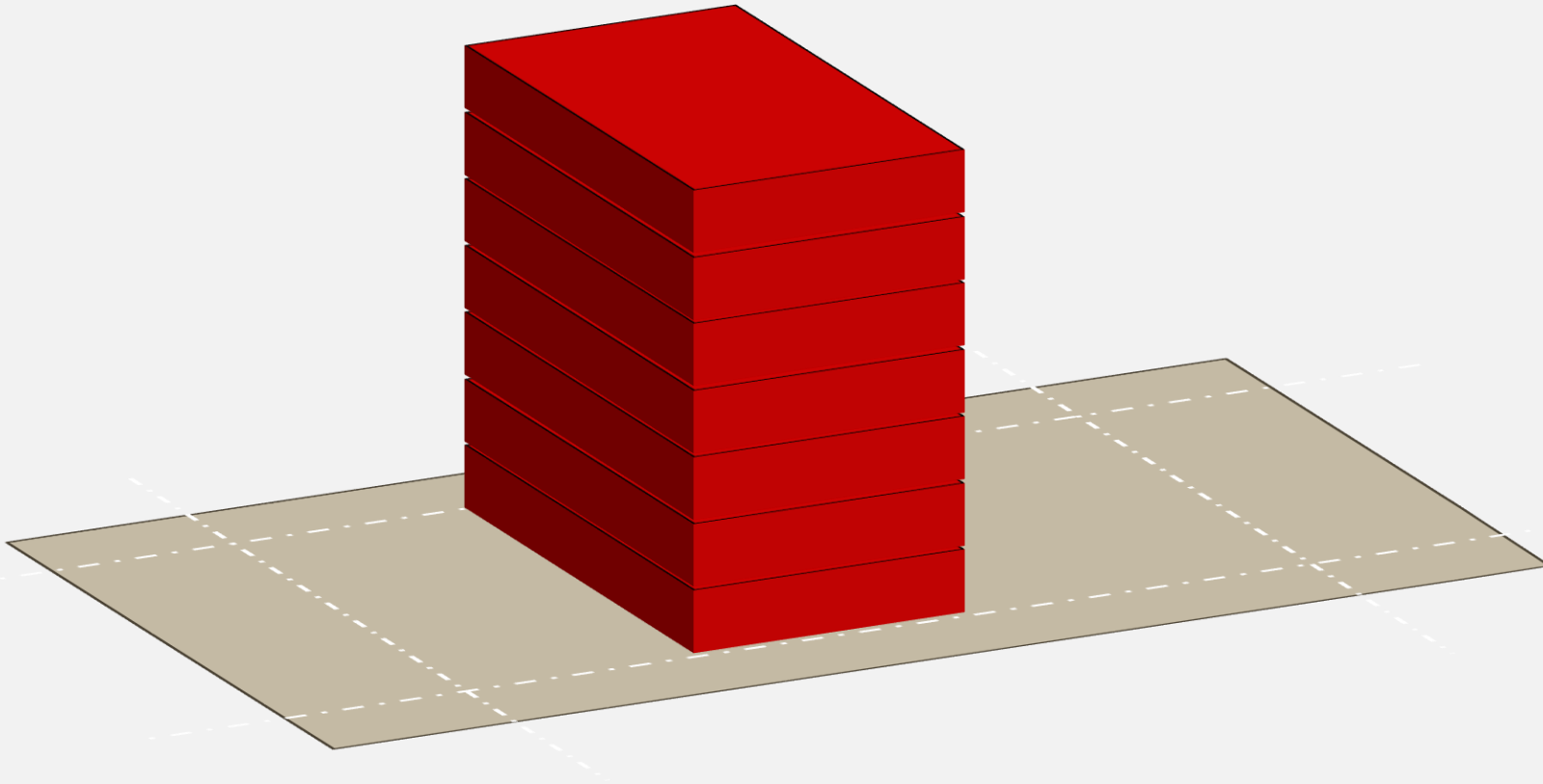
- Setbacks
- Maximum height



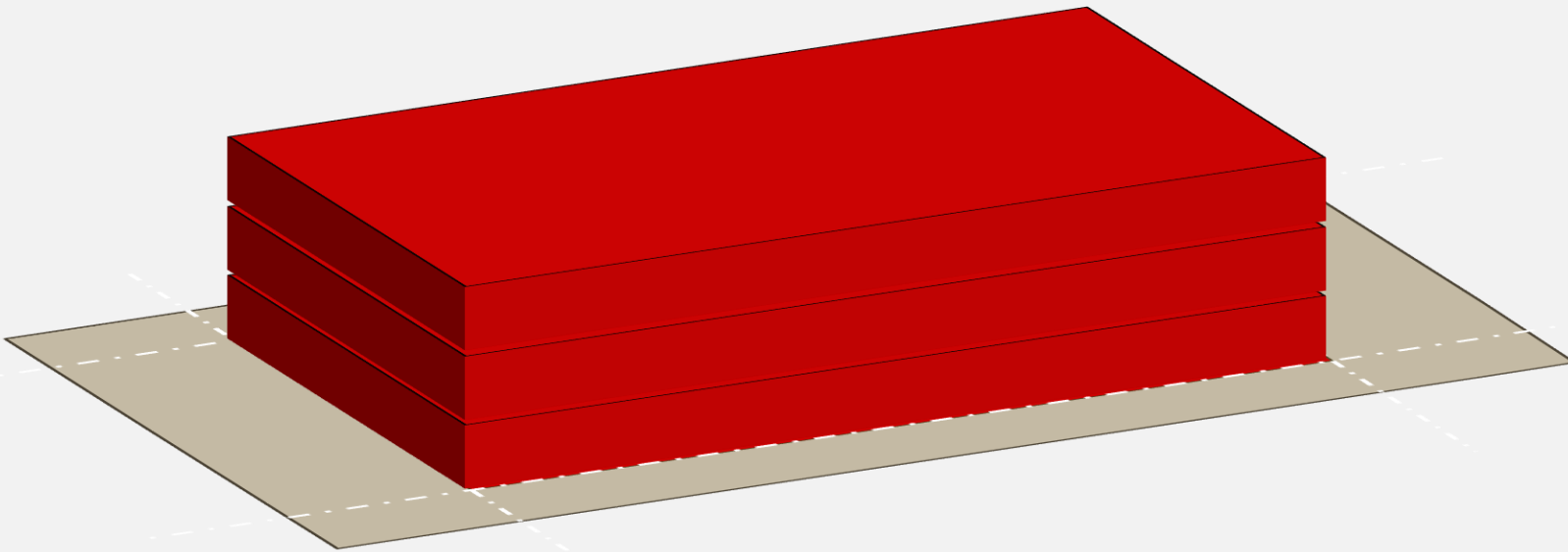
- Setbacks
- Maximum height



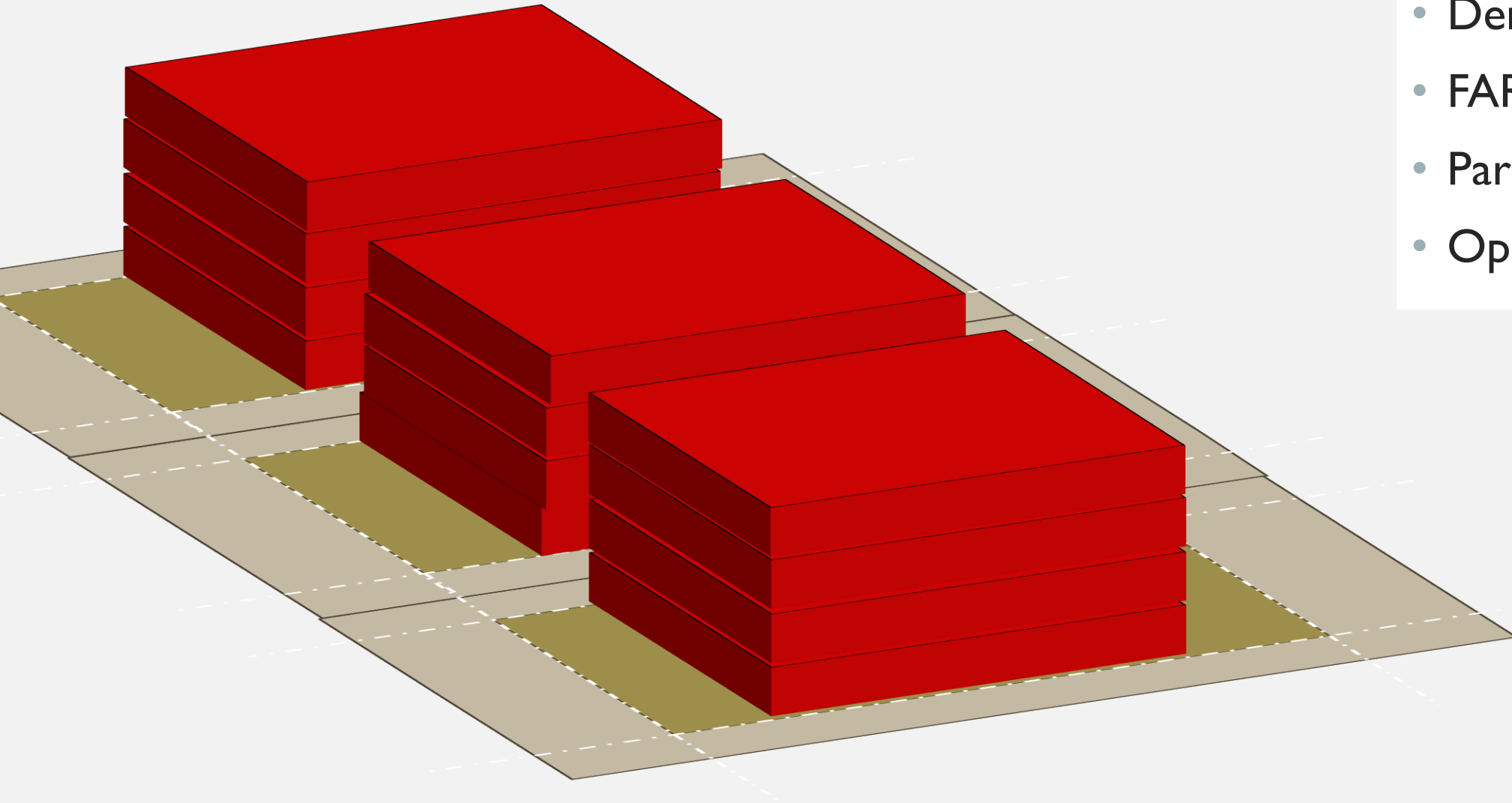
- Setbacks
- Maximum height
- Density
- FAR



- Setbacks
- Maximum height
- Density
- FAR



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

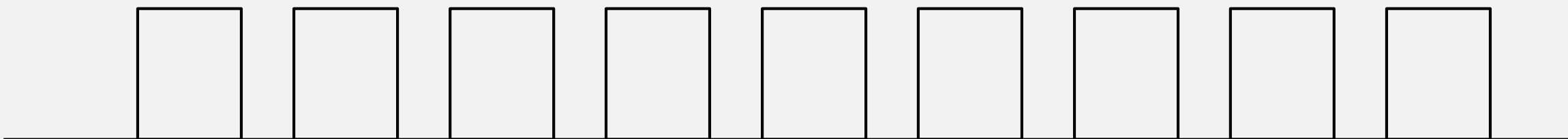


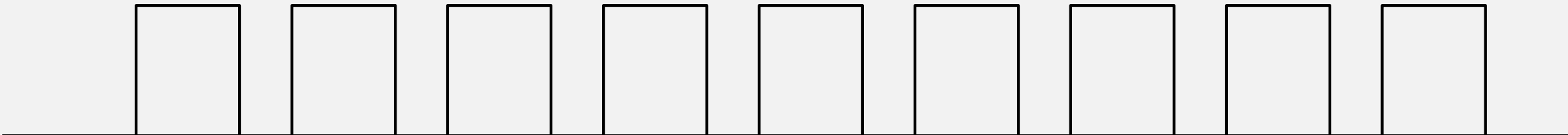
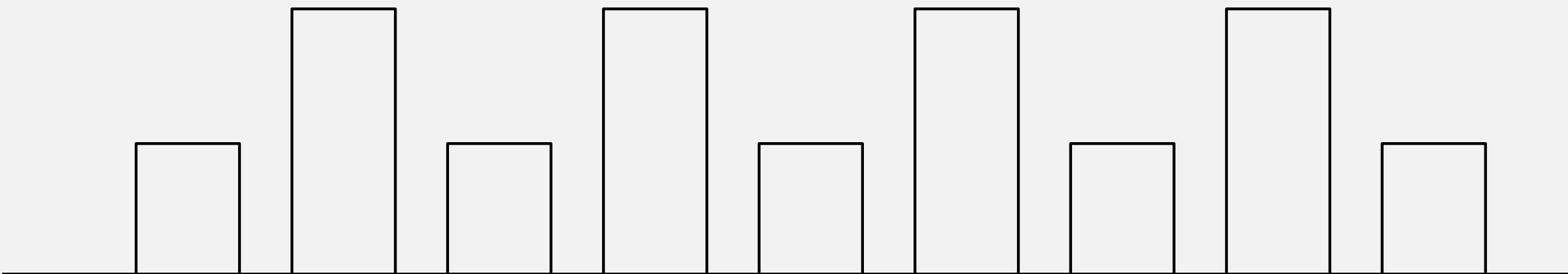
SCALE AND PROPORTION

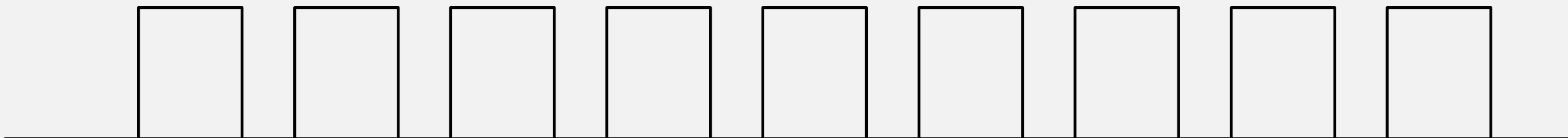
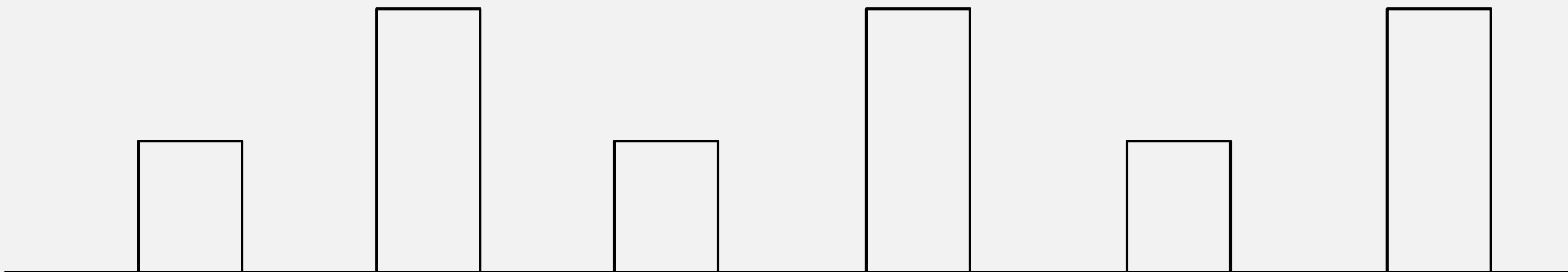


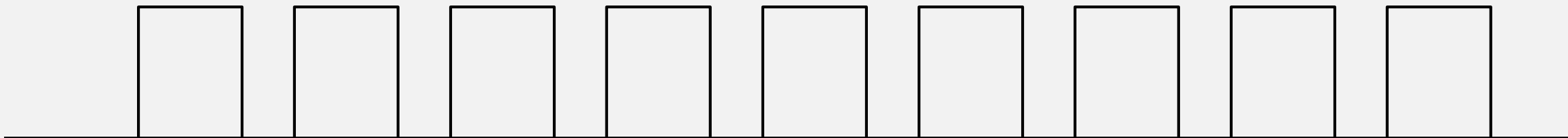
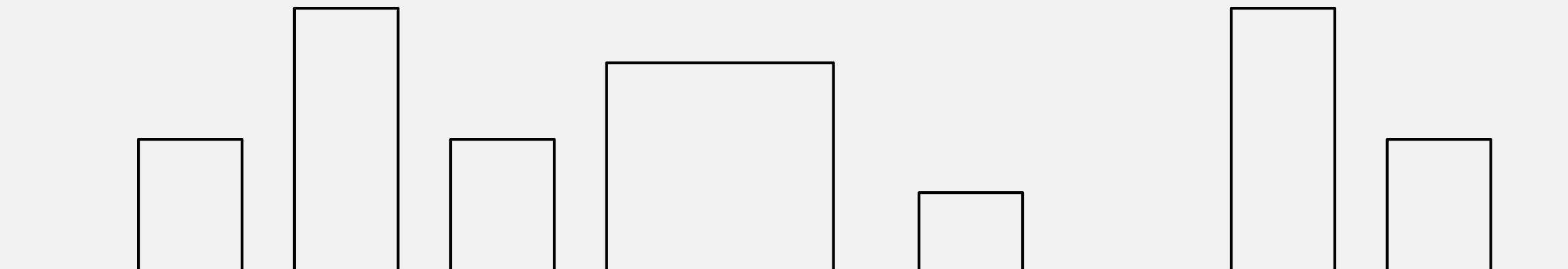


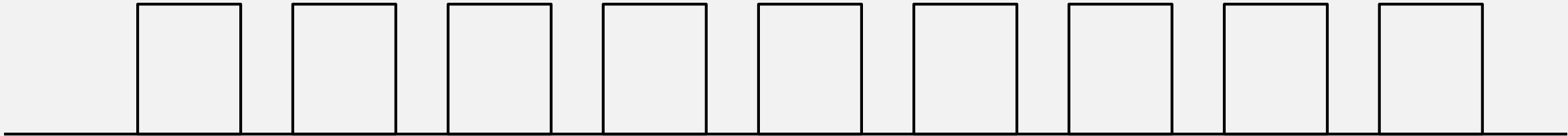
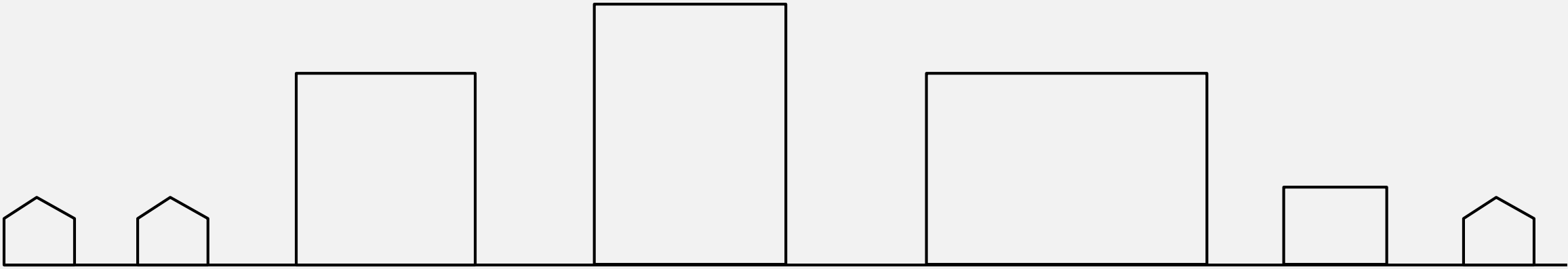


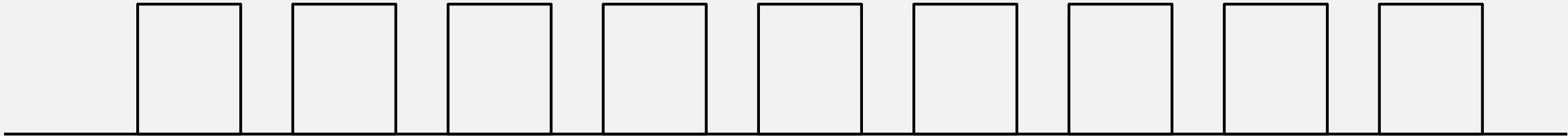
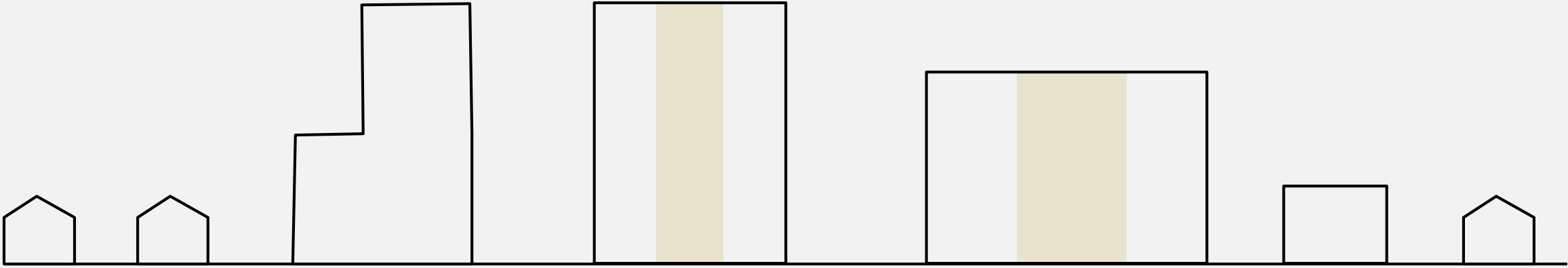
















Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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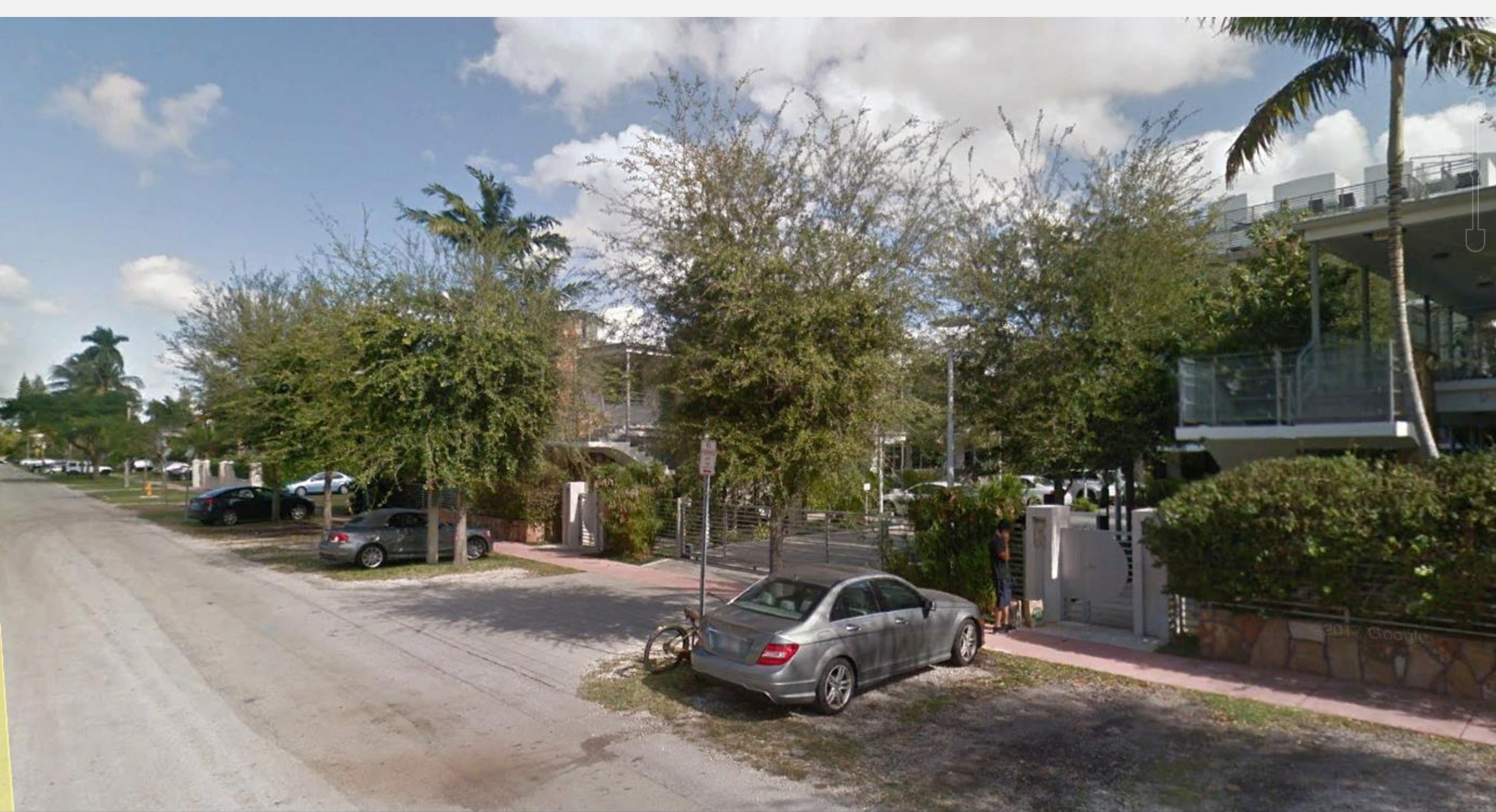
Image Landsat / Copernicus

Google E

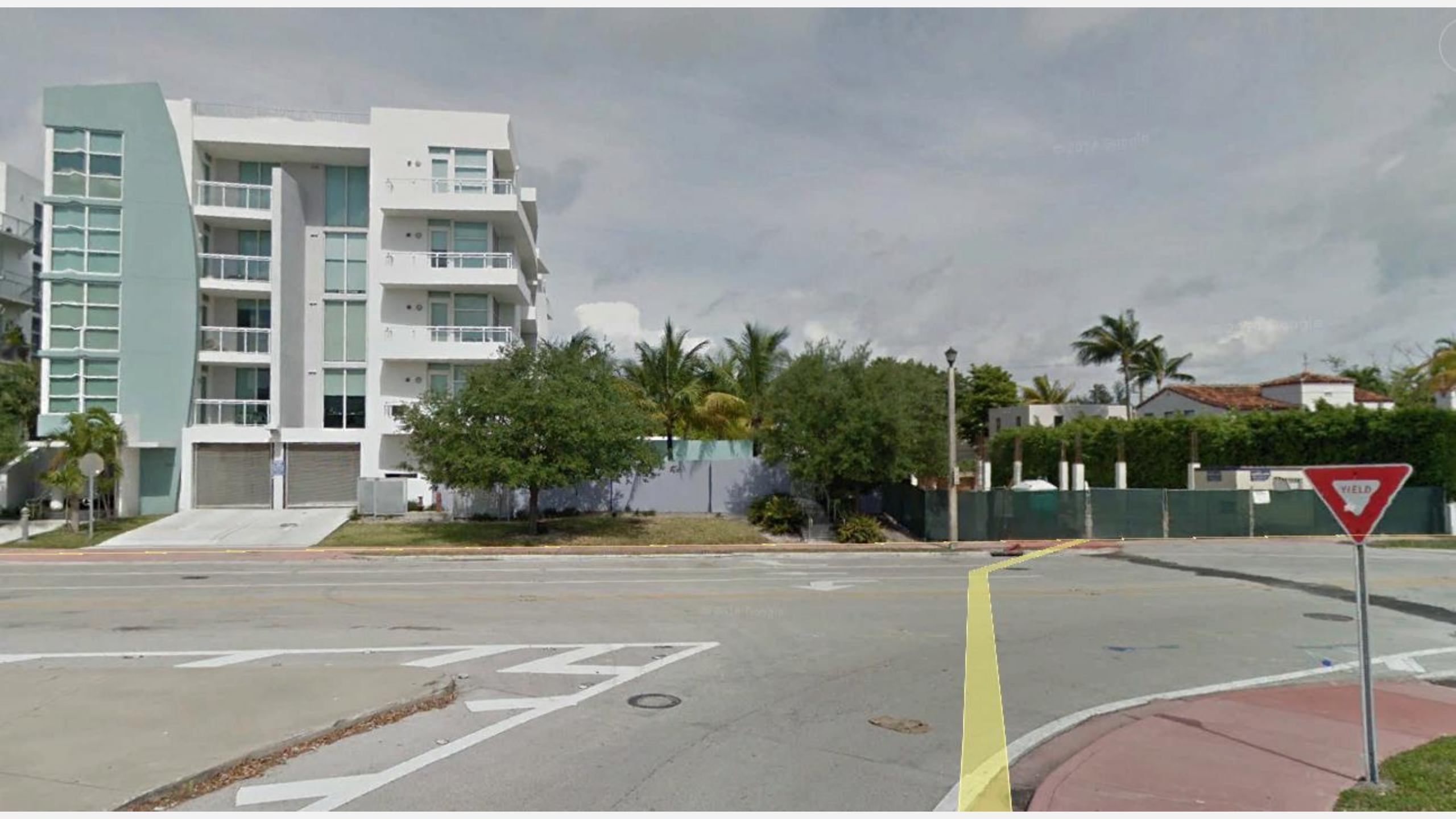




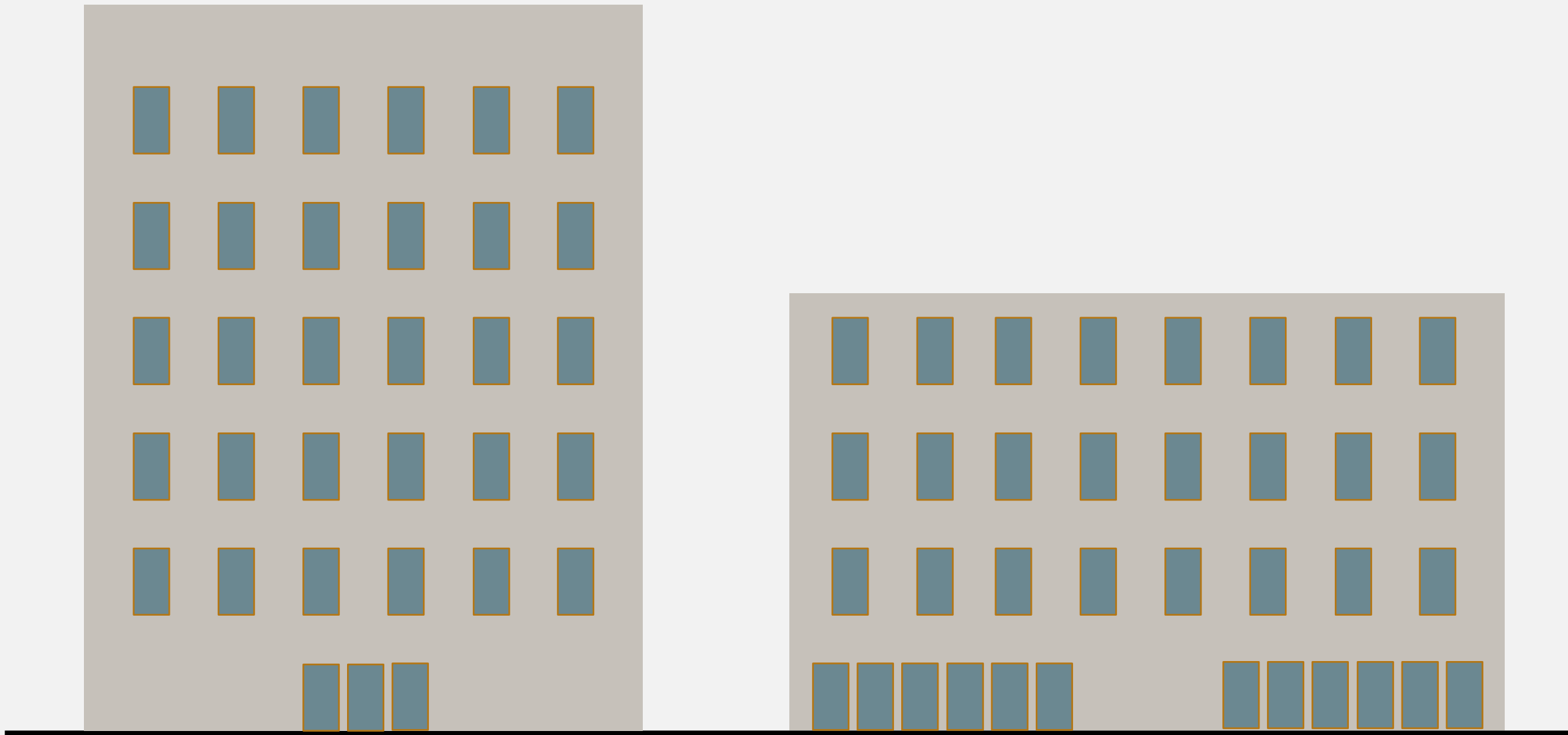


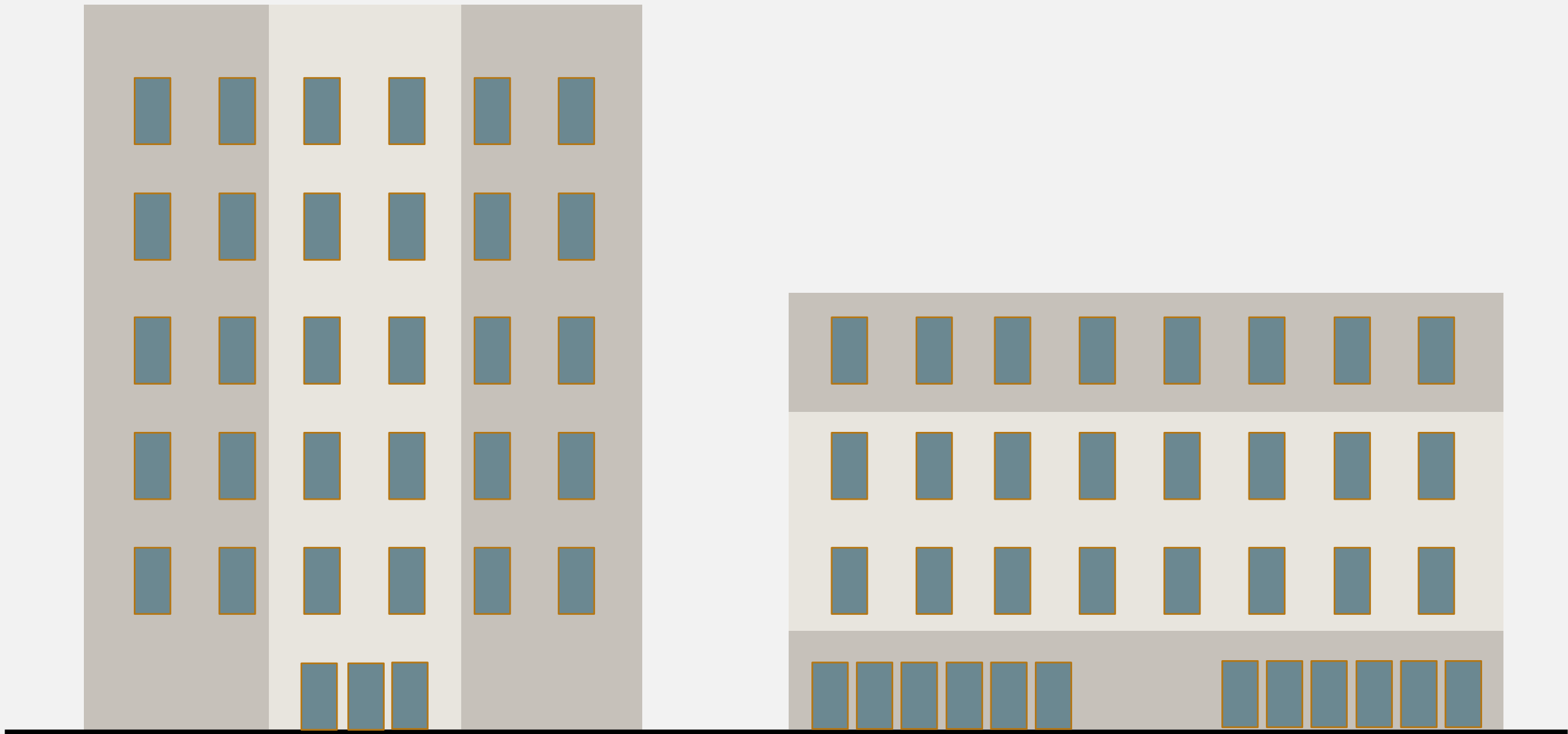


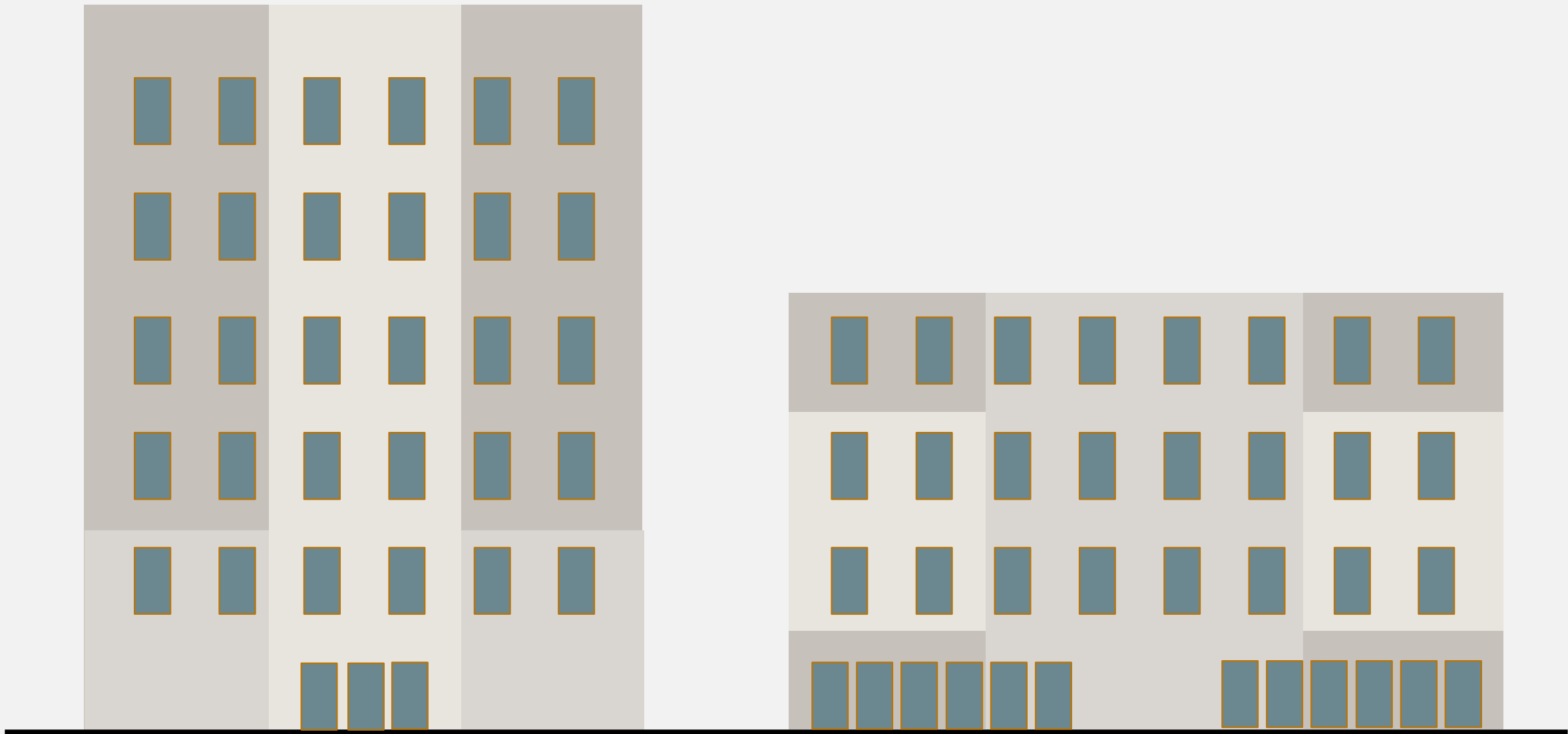




ARTICULATION















PEDESTRIAN SCALE

















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













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