

Helen Roldan

From: Susana Alonso
Sent: Wednesday, January 25, 2017 6:13 PM
To: Alex Rey; Helen Roldan
Cc: Darby DeSalle; Andrea Agha
Subject: RE:

Sec. 13-870. - Building height.

The maximum height of buildings shall be five stories, except where a building includes vertically integrated mixed uses, in which case the maximum height shall be seven stories. However, where a building includes frontage on a Type 1 Street, the ground floor must be occupied with active uses, as defined in this Code, in order to qualify for height above five stories. Height may be limited by the Opa-Locka Airport Zoning Ordinance of Miami-Dade County.

(Ord. No. 15-184, § 3, 9-1-2015)

Street	Segment	
Main Street	All segments	1
NW 67 th Avenue/ Ludlam Road	All segments	2
Miami Lakes Drive	All segments	2
Bull Run Road	All segments	3
Eagle Nest Lane	All segments	3
Eagle Nest Terrace	All segments	3
New Barn Road	All segments	3
Cow Pen Road	All segments	3
Meadow Walk	All segments	3
Miami Lakeway North	All segments	3

Sec. 13-881. - Site plan review standards.

All site plan reviews and approvals in the TC District shall be by the Administrative Official. The Administrative Official may approve, approve with modifications and/or conditions or deny a site plan. Affected parties may appeal the Administrative Official's action on a site plan application to the Town Council in accordance with [Section 13-310](#). In

addition to other applicable standards in this Code, including those in [Section 13-304\(h\)](#), in order to be approved, a site plan must meet the following criteria:

- (1) Demonstrate consistency with the purpose and intent of the TC Zoning District;
- (2) Demonstrate consistency in all respects with the Town of Miami Lakes Comprehensive Plan.
- (3) Landscaping must be so designed as to, primarily, improve the safety, convenience and comfort of pedestrians in the public right-of-way and, secondarily, to complement the building architecture and define and delineate pedestrians paths.
- (4) Lighting must be so designed as to provide for the safety, comfort and convenience of pedestrians on the public right-of-way and on the particular site, shall include fixtures at a human scale and shall be utilized to highlight architectural features.
- (5) Signs must complement, and not detract from, the building architecture.
- (6) All signs, when taken as a whole, must be primarily oriented toward pedestrians in terms of location, size and height.
- (7) Demonstrate that building design utilizes the street as its primary organizing feature.
- (8) Facilities for disposal and handling of refuse shall be screened from view from the public right-of-way and areas of high pedestrian activity, and shall include measures as needed to prevent unpleasant odors from impacting habitable areas, including on upper floors of buildings.
- (9) In the case of non-residential uses, open spaces must be so located and oriented that they invite and allow for access and use by the general public, primarily pedestrians. Where residential uses and non-residential uses are mixed on a site, the portion of open spaces that must be oriented to the general public shall be proportional to the portion of building square footage dedicated to non-residential use.
- (10) Building design shall take account of existing architecture in the immediate vicinity, including immediately adjacent properties, and shall neither clash with such architecture, nor shall it serve to create an unduly monotonous streetwall that would fail to maintain the visual interest of pedestrians.

(Ord. No. 15-184, § 3, 9-1-2015)

Susana Alonso, AICP
Senior Planner



Town of Miami Lakes
6601 Main Street
Miami Lakes, FL 33014
(305) 364-6100 x1145
AlonsoS@miamilakes-fl.gov
www.miamilakes-fl.gov