



Town of Cutler Bay Town Council Workshop

September 18, 2019

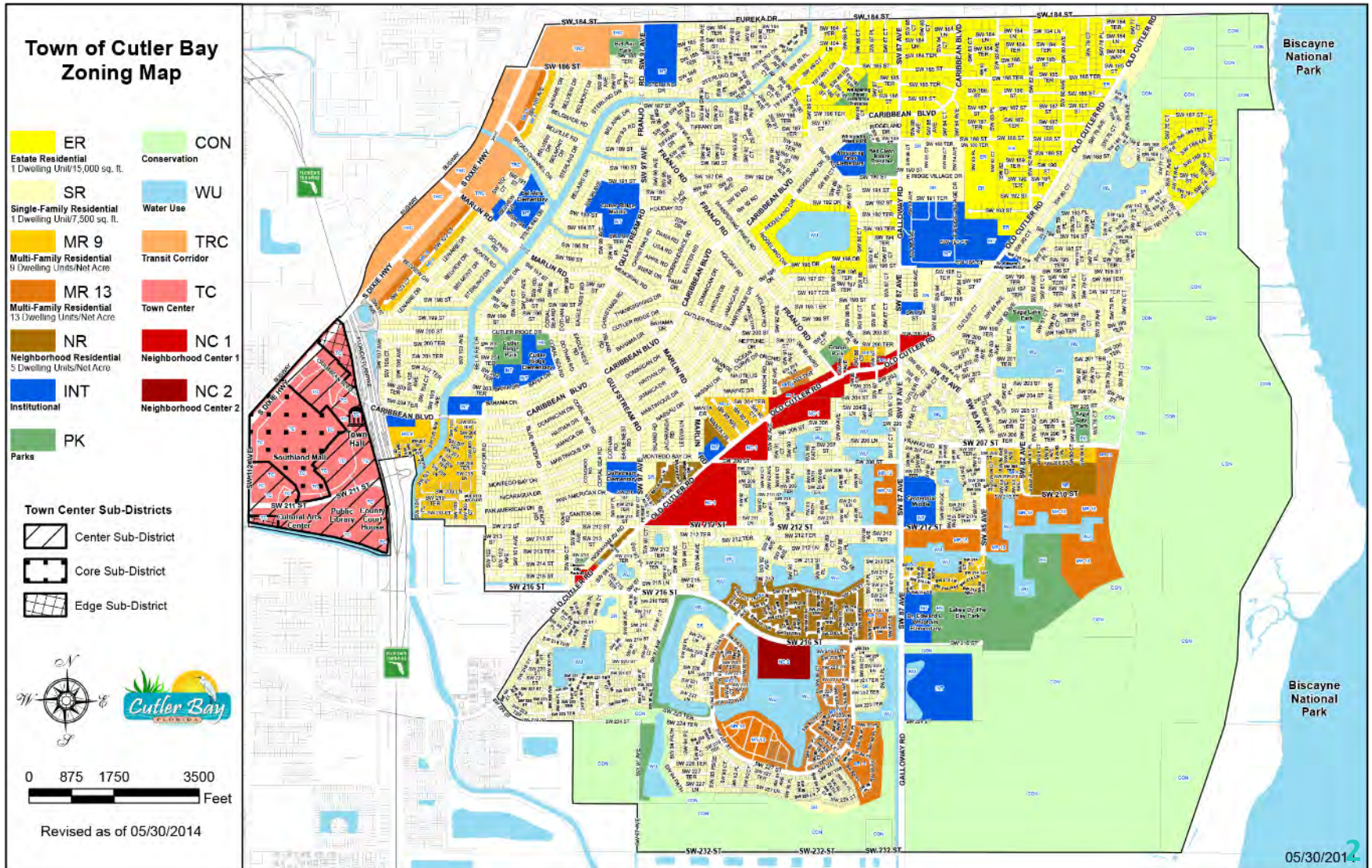
5:00 PM

KCI Technologies, Inc.

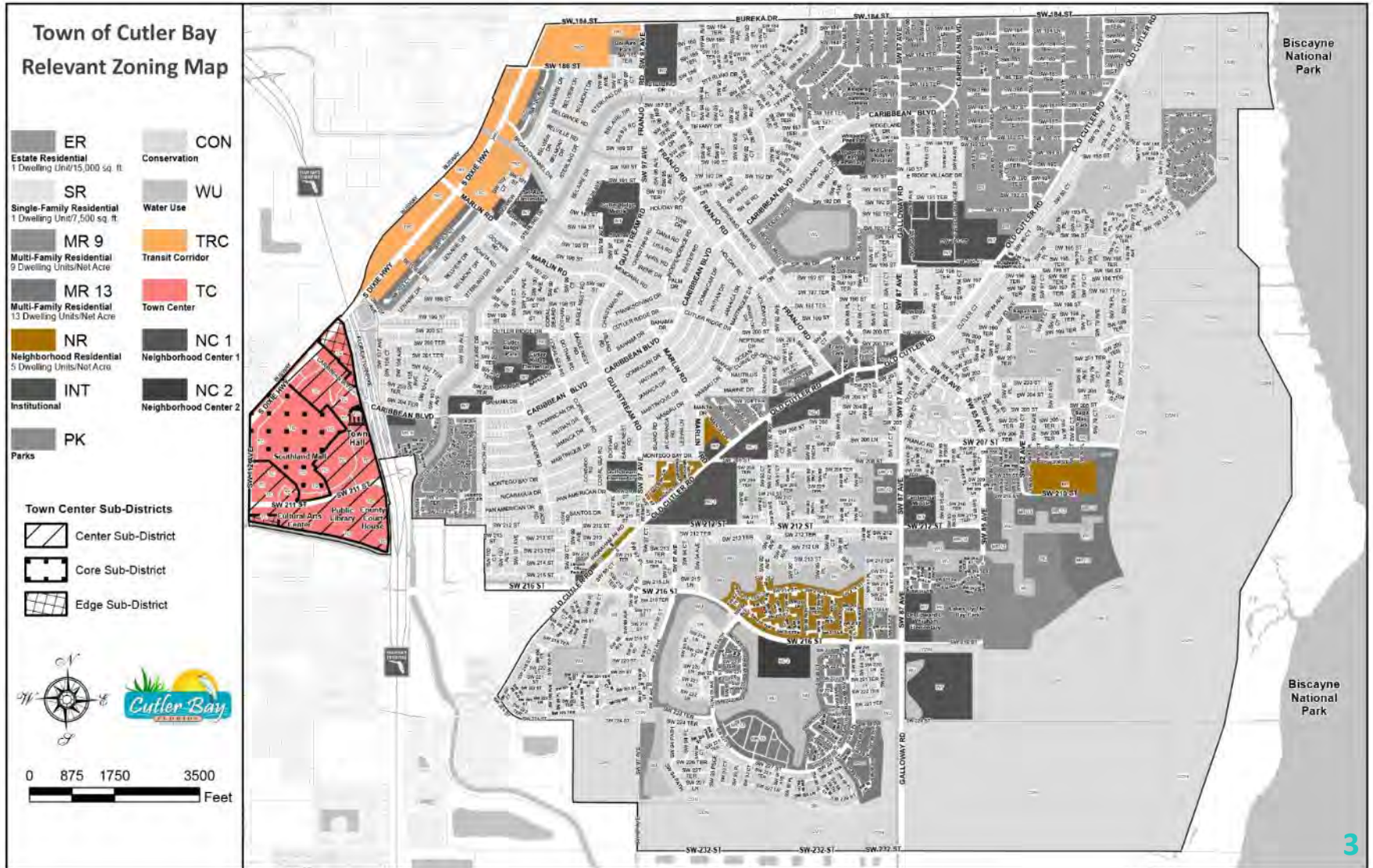
Heidi Siegel, AICP

Kristen Nowicki, AICP

Relevant Zoning Map



Relevant Zoning Map



General Observations

- Requirements are repetitive
- Restricts architectural style
- Urban form but has many suburban elements
- Site constraints may prompt variance requests
- Functionality for certain uses may be limited, may reduce marketability
- Design requirements are not applicable to multi-family buildings that do not have a mixed-use component
- Design Requirements for renovation of existing/non-conforming buildings is not addressed

Visual Preference Survey
Architectural Form + Standards

- (a) Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height, are permitted to encroach into setbacks and up to eight feet of the width of the sidewalk. Encroaching arcades shall cover the entire sidewalk unless town council approves an acceptable alternative.



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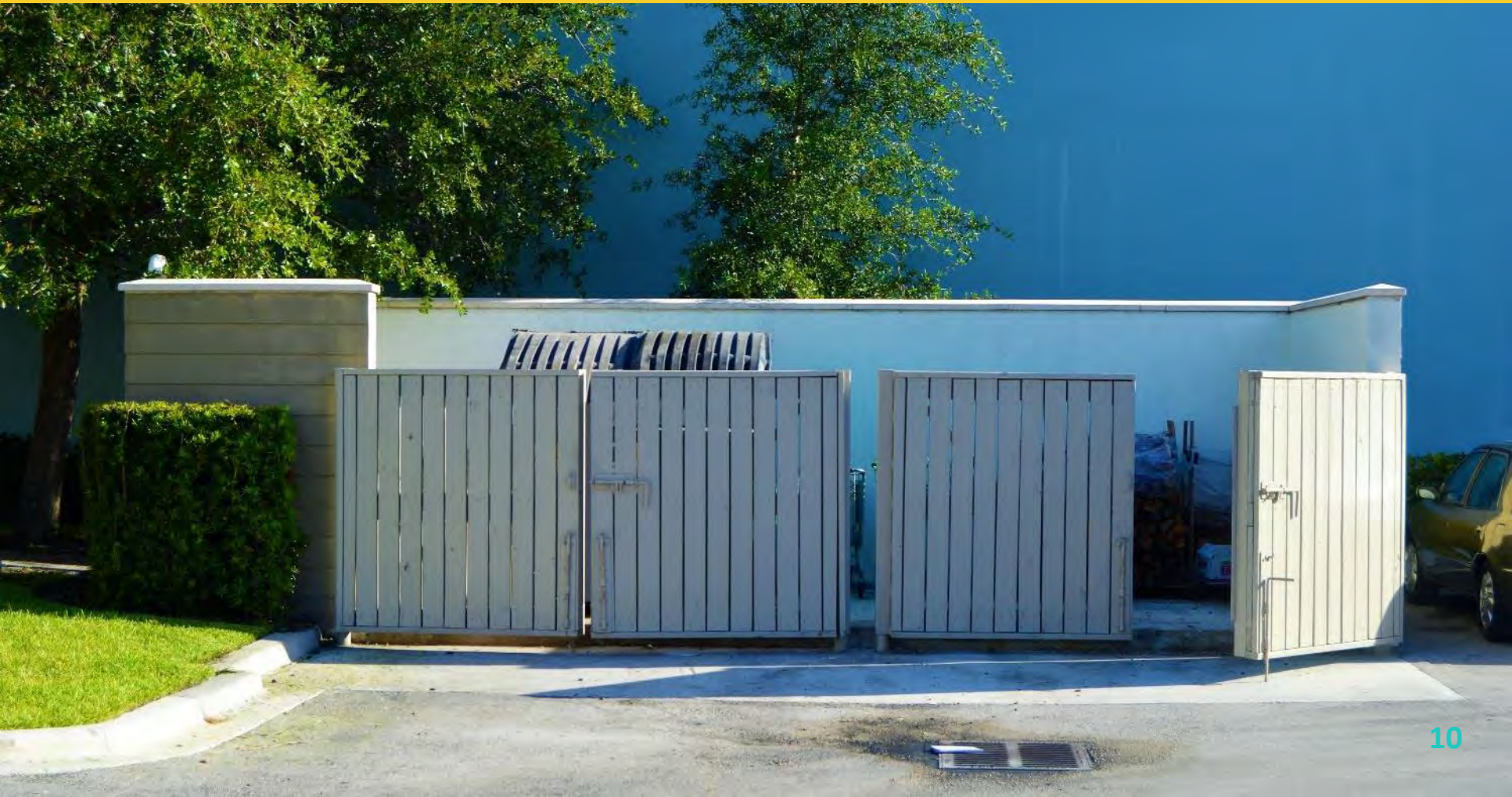
- (b)** Drive-thru customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.



- (c)** Parking shall be located to the rear and/or side of the building. Sideyard parking may occupy no more than 45 percent of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street.



- (d) Trash containers and mechanical equipment shall be located in a side parking area, if no rear parking is available. Trash containers and mechanical equipment shall be screened from view from the public right-of-way.



- (e)** Building walls shall be brick, sandstone, other native stone, tinted/textured masonry, stucco, or other materials similar in appearance and durability. Decorative concrete block may be used on building walls not visible from a public street or as an accent material only. Manmade substances such as plastic wood, foam, or false stone are prohibited, unless approved as part of a LEED or alternative green certification program. All accessory structures shall be clad in materials matching the building facade.



- (f) The first floor of street level building facades shall be a minimum of 50 percent and a maximum of 70 percent in windows or doorways. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.



- (g) No more than 45 percent of the total area of the facade may be comprised of glass area or other openings.



(h) Mirrored or reflected glass is not permitted in any location.



- (i)** A change in design, doors, window rhythm and articulation, and building materials and textures shall be required at least every 100 feet along a building's street frontage. Minimum spacing between the similar architectural compositions shall be 300 feet. Development in the town center is exempt from this provision.



- (j) Building facades shall have a maximum width of 70 feet before new facade articulation is required.



- (k) No exterior wall facing a street or pedestrian walkway shall have a blank, uninterrupted length exceeding 30 feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, lattice work with vines, or an equivalent element that subdivides the wall into human scale proportions.



- (I) Side and rear walls adjoining pedestrian walkways shall include windows and door openings defined by frames (false windows and doors may be allowed in certain situations), sills and lintels; or similarly proportioned modulations of the wall. All sides of the building shall include materials and design characteristics consistent with those on the front of the building.



- (m) Building facades shall have a recognizable "base," including, but not limited to, thicker walls, ledges and sills using integrally textured materials such as stone or other masonry or inclusion of planters.



(n)



- (o)** Development located along designated transit routes shall provide on-site accommodations for public transit access, such as pedestrian walkways, a bus pullout and shelters where applicable following transit plans.



- (p) Where multiple stores are located within a larger retail development, each such store shall have a separate exterior customer entrance.



- (q) Pedestrian sidewalks shall be provided from building entries to surrounding streets, parking spaces, external sidewalks, and outparcels.



- (r) Entrance canopies shall face the street. Bays and garage entrances may not face the fronting street.



- (s)** The use of exterior colors that are of high-intensity, metallic, or fluorescent tones shall be prohibited.



- (t)** Development over five acres in area shall provide at least four of the following:

(t) Development over five acres in area shall provide at least four of the following:

(1) Patio with a minimum of 1,000 square feet in area with shaded seating;



- (t) Development over five acres in area shall provide at least four of the following:
- (2) Pedestrian plaza with a minimum of 1,000 square feet in area with benches and shade structures;



(t) Development over five acres in area shall provide at least four of the following:

(3) Green roof, rooftop garden or a green wall covering a minimum of 75 percent of the area;



- (t) Development over five acres in area shall provide at least four of the following:
- (4) Window shopping covered arcade with a minimum of 1,000 linear feet in length;



- (t) Development over five acres in area shall provide at least four of the following:
 - (5) Outdoor shaded playground area with a minimum of 1,000 square feet in area;



- (t) Development over five acres in area shall provide at least four of the following:
- (6) Covered kiosk area with a minimum of 1,000 square feet in area;



- (t) Development over five acres in area shall provide at least four of the following:
- (7) Water feature with a minimum of 1,000 square feet in area; or



- (t) Development over five acres in area shall provide at least four of the following:
- (8) Clock tower or other focal feature.



- (u)** Buildings shall incorporate a minimum of eight of the following design treatments:

- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (1) Canopies or portico integrated with the building's massing and style;



- (u)** Buildings shall incorporate a minimum of eight of the following design treatments:
 - (2)** Overhangs with a minimum of three feet in depth along all building walls;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (3) Arcades with a minimum of eight feet clear in width along the building facade;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(4) Artwork accessible and visible to the public;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (5) Raised cornice or building banding with a minimum of two reliefs along the building facade;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(6) Peaked roof forms;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(7) Consistent pattern of arches across the street level primary building facade;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (8) Consistent rhythm of display windows across the street level primary building facade;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (9) Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (10) Projected and covered entry a minimum of five feet in width;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(11) Metal or tile roof as the dominant roof material;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (12) Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;



- (u) Buildings shall incorporate a minimum of eight of the following design treatments:
 - (13) Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(14) Water elements, such as a decorative fountain or similar water feature, a minimum of 300 square feet in area;



(u) Buildings shall incorporate a minimum of eight of the following design treatments:

(15) Integration of porous surfaces over at least 1,000 square feet or 25 percent of a pervious area, whichever is greater.



(u) In Action:

(6) Peaked & (11) Metal Roofs

(5) Raised Cornice or building banding w/ a min. 2 reliefs along building facade

(2) Overhangs w/ a min. 3ft depth along all building walls

(3) Arcades w/ min. 8ft clear width

(10) Min. 5ft wide projected and covered entry

	PAINTED STUCCO: "TULLY BEIGE" SW 6186
	PAINTED STUCCO: "DALLAS" SW 6114
	PAINTED STUCCO: "ZACARI TAN" SW 6116
	PAINTED STUCCO: "TRINITY GREEN" SW 6192
	PAINTED STUCCO: "TOMMY" SW 6333
	PAINTED STUCCO: "TUMPE" SW 6335
	PAINTED CONCRETE: "SOUTH DUTCH" SW 6535
	STONE VENEER: "DUTCH QUALITY" DUTCH QUALITY

Visual Preference Survey
Plant Materials

General Observations

- Height requirement of “at least 16 to 18 feet in height” is not realistic for current nursery availability
- No reference for palm trees
- Minimum Standards -- lack of incentives
- Per code, the Town does encourage Florida-Friendly Landscaping
- Does not encourage Cutler Bay specific native species such as rockland and pineland
- Tree species mix is reasonable
 - Opportunity to refine to clarify how species are mix
 - i.e. every other tree, not one species per side of property

LARGE NATIVE TREES



GUMBO LIMBO
BURSERIA SIMARUBA



LIVE OAK
QUERCUS VIRGINIANA



MAHOGANY
SWIETENIA MAHAGONI



SLASH PINE
PINUS ELLIOTTI



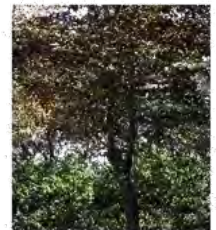
GREEN BUTTONWOOD
CONOCARPUS ERECTUS



BALD CYPRESS
TAXODIUM DISTICHUM



WILD TAMARIND
LYSILOMA LATISILIQUA



SATINLEAF
CHRYSOPHYLLUM OLIVIFORME

SMALL NATIVE TREES



BAHAMA STRONGBARK
BOUERRERIA SUCCULENTA



SPICEWOOD
CALYPTRANTHES PALLENS



MYRTLE OF THE RIVER
CALYPTRANTHES ZUYZUYUM



JAMAICA CAPER
CAPPARIS CYNOPHALLOPHORA



SILVER BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS'



FIDDLEWOOD
CITHAREXYLUM SPINOSUM



ORANGE GEIGER TREE
CORDIA SEBESTENA

FLOWERING TREES



ROYAL POINCIANA
DELONIX REGIA



PINK TABEBUIA
TABEBUIA HETEROPHYLLA



GOLDEN TRUMPET
HANDORANTHUS CHRYSOTRICHUS



CRAPE MYRTLE
LAGERSTROEMIA INDICA



COPPERPOD
DELTOPHORUM PTEROCARPUM



WHITE GEIGER
CORDIA BOISSIERI

PALM TREES



ROYAL PALM
ROYSTONIA REGIA



SABAL PALM
SABAL PALMETTO



SYLVESTER PALM
PHOENIX SYLVESTRIS



CANARY DATE PALM
PHOENIX CANARIENSIS



VEITCHIA PALM
VEITCHIA MONTGOMERY



FOXTAIL PALM
WODYETIA BIFURCATA



THATCH PALM
THRINAX RADIATA

SHRUBS



COCOPLUM
CHRYSOBALANUS ICACO



FIREBUSH
HAMELIA PATENS



FAKAHATCHEE GRASS
TRIPSACUM DACTYLOIDES



PINK MUHLY GRASS
MUHLENBERGIA CAPILLARIS



FICUS GREEN ISLAND
FICUS MICROCARPA



SAW PALMETTO
SERENDA REPENS

Opportunities for Enhancements: 3-80(t)

3-80(t) Development over five acres in area shall provide at least four of the following:

- (1) Patio with a minimum of 1,000 square feet in area with shaded seating;
- (2) Pedestrian plaza with a minimum of 1,000 square feet in area with benches and shade structures;
- (3) Green roof, rooftop garden or a green wall covering a minimum of 75 percent of the area;
- (4) Window shopping covered arcade with a minimum of 1,000 linear feet in length;
- (5) Outdoor shaded playground area with a minimum of 1,000 square feet in area;
- (6) Covered kiosk area with a minimum of 1,000 square feet in area;
- (7) Water feature with a minimum of 1,000 square feet in area; or
- (8) Clock tower or other focal feature;
- (9) Additional native species (10% above required amount of trees)**
- (10) Incorporating rockland and pineland species (10% above required amount of trees)**
- (11) Providing an educational garden at a minimum of 1,000 square feet in area with a bench and plaque**

Opportunities for Enhancements: 3-80(u)

3-80(u) Buildings shall incorporate a minimum of eight of the following design treatments:

- (1) Canopies or portico integrated with the building's massing and style;
- (2) Overhangs with a minimum of three feet in depth along all building walls;
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- (4) Artwork accessible and visible to the public;
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- (7) Consistent pattern of arches across the street level primary building facade;
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- (10) Projected and covered entry a minimum of five feet in width;
- (11) Metal or tile roof as the dominant roof material;
- (12) Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet;
- (13) Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;
- (14) Water elements, such as a decorative fountain or similar water feature, a minimum of 300 square feet in area;
- (15) Integration of porous surfaces over at least 1,000 square feet or 25 percent of a pervious area, whichever is greater.
- (16) Green wall**
- (17) Providing an educational garden at a minimum 500 square feet in area with a bench and plaque**

Incentives Through Landscaping

Development Standard	Suggestion	Example
Height	One additional story for exceeding required amount of trees by 20%	City of Miami Gardens: <ul style="list-style-type: none"> • Provision of plazas, greens, and pocket parks for an additional 2 stories
Parking	Installation of additional native landscaping allows for a parking reduction or increase of 15%	Many cities waive or alter parking requirements in exchange for amenities or workforce housing
Density	2 dwelling units per acre for adding rockland and pineland species at a minimum of 20% over the required tree count	City of Oakland Park: <ul style="list-style-type: none"> • Inclusion of plazas, open spaces, greenways for an additional 2 dwelling units per acre • Use of signature trees as street trees for an additional 1 dwelling unit per acre (Mixed Use Land Development District)
FAR	0.10% additional FAR for adding rockland and pineland species at a minimum of 20% over the required tree count	City of Miami Beach: <ul style="list-style-type: none"> • Additional Planting or Landscaping for an additional 0.10% to 0.35% of floor area (Hospital Zoning District)

Next Steps

Attachment "B" (Page 59 of 59)

- Review feedback
- Land Development Regulations Amendments
- Public Hearings

Thank you!

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