



Town of Cutler Bay Town Council Workshop

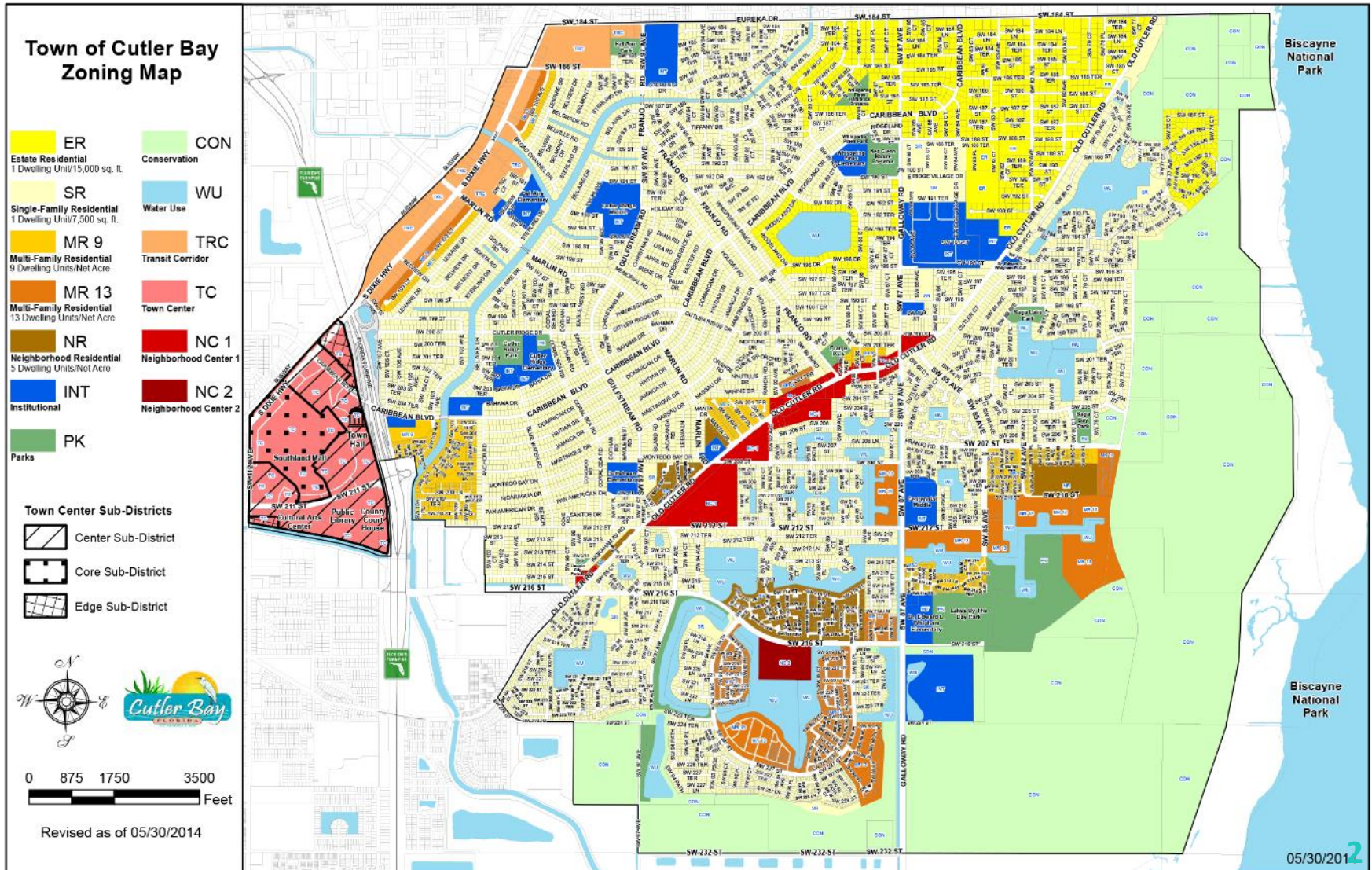
January 22, 2020

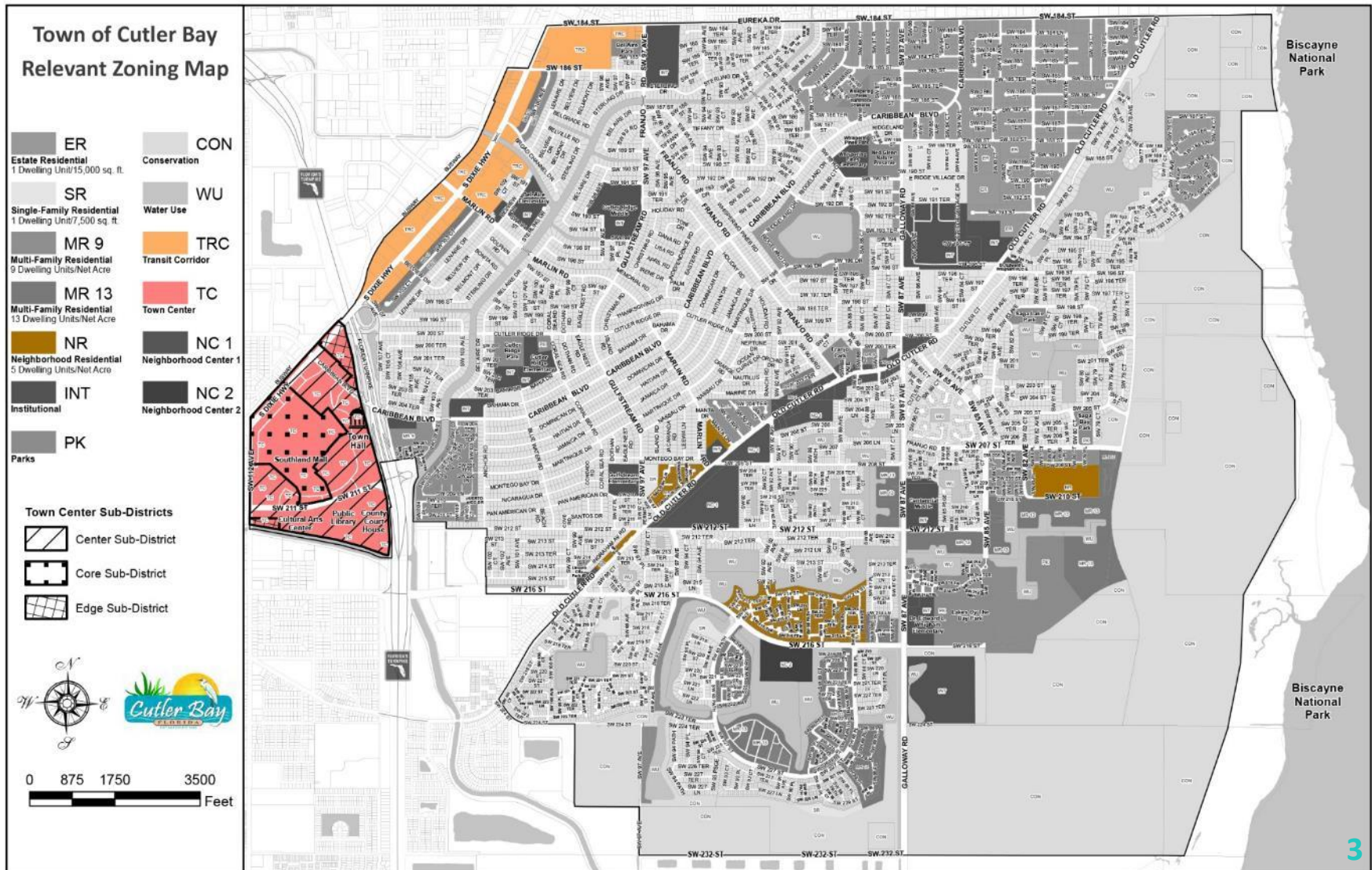
KCI Technologies, Inc.

Heidi Siegel, AICP

Chris Miller, RLA, ASLA, ISA, LEED, SITES AP, FNGLA, LIAF, IA

Relevant Zoning Map





Section 3-80

Architecture and Form Standards

Section 3-80 General Observations

- Requirements are repetitive
 - “Double Dipping”
- 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

- Reorganized into streamlined categories
 1. Architectural design
 2. Exterior materials
 3. Windows and entrances
 4. Building placement and site layout
 5. Site amenities

Nonconforming Building and/or Nonconforming Use Of Land

An increase of square footage, enlargement, intensification, or extension of a nonconforming building and/or nonconforming use of land consistent with Section 3-11 shall require...consistency with...

- Architectural design
- Exterior materials
- Windows and entrances
- Building placement
- Site landscape buffering
- Public transit access
- On-site pedestrian circulation requirements.
- Site lighting, amenities, and site furniture requirements.
- Bicycle parking and bicycle amenity stations

Section 3-80

1. Architectural design



Urban Design Manual

Volume I - Private Development



Architecture

This manual cannot be complete without a basic discussion of architecture. It is not intended to suggest architectural style or philosophy but rather to demonstrate methods of design that reinforce the urban design concepts incorporated. Modern, traditional and regional architecture can be designed to create viable neighborhoods.

"Architecture and design have always involved a search for general laws of beauty. Is beauty in the eye of the beholder or does it come about through intrinsic properties of space? Three general principles: repetition, harmony, and variety lie at the basis of beautiful designs. Repetition is achieved by using a system that provides a set of proportions that are repeated in a design or building at different scales. Harmony is achieved through a system that provides a small set of lengths or modules with many additive properties which enables the whole to be created as the sum of its parts while remaining entirely within the system. Variety is provided by a system that provides a sufficient degree of versatility in its ability to tile the plane with geometric figures. Any system that provides the means to attain these objectives has a chance to produce designs of interest."

Citation: Kappraff, Jay. Systems of Proportion in Design and Architecture and their Relationship to Dynamical Systems Theory. Department of Mathematics, New Jersey Institute of Technology, 23 December 1998.



This elevation demonstrates the use of architectural composition in community design unified by an expression line at the second floor.



This traditional example demonstrates the use of architectural elements that visually anchor the building to the ground. Windows are vertical in composition, roofs are pitched and the elevation is articulated with architectural elements.



This example of modern architecture demonstrates balance of fenestration to building mass that results in an exquisite composition. Modern architecture can easily be incorporated in community design.

Section 3-80

1. Architectural design

Regional Architecture

Neighborhoods exist in South Florida that have remnants of earlier architecture that define a specific neighborhood character. The reinforcing of regional architecture can reestablish unique architectural features that provide for a sense of place. Additionally, the use of early Florida architecture can result in design features that respond to the local environment including:

- Large roof overhangs for shading of outside walls
- Porches and balconies for cooling of breezes and shade
- Pitched roofs for adequate insulation and removal of water
- Operable shutters that are sized to the window opening architectural scale and wind protection



Florida Vernacular



Mission Style

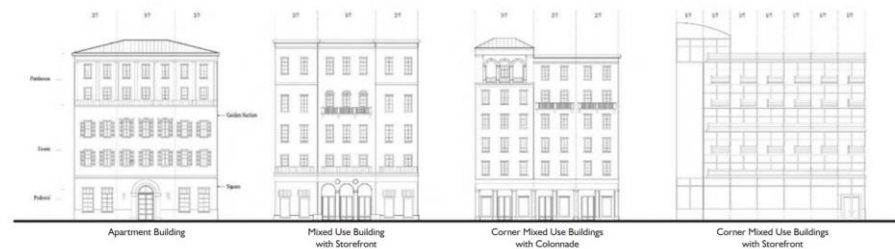


Anglo/Caribbean



ARCHITECTURE

Composition: Multi-Family



Section 3-80

1. Architectural design



1. Architectural design

- All ground-floor portions of the primary façade shall be **human scale** and promote pedestrian interaction at the street level. The **ground-floor shall be no more than fourteen-feet in height** from floor to ceiling. This shall apply to single-story and multi-story buildings.
- The **primary façade** shall be defined as the side of the building which abuts a legally accessible public right-of-way and are limited to primary and secondary streets. Buildings with multiple street frontages shall have a primary façade on all street frontages.
- **Multi-building developments** that are repetitive in building design, scale and massing shall be prohibited. Multi-building developments shall include **two or more of the following** features:
 - A distinction in architectural style elements
 - A distinction in the structure shape and size
 - A distinct variation in color and use of materials
 - A distinction in structure height by at least ten percent
 - A variation in roof form

2. Exterior materials

- All exterior façades shall be **harmonious in design and material with** the chosen Regional Architecture style.
 - The following **exterior materials are allowed**: brick, sandstone, other native stone, tinted/textured masonry, stucco, wood siding, manmade materials which resemble wood siding, or other materials similar in appearance and durability. Concrete block shall have a stucco finish.
 - **Manmade substances such as foam or false stone** may be utilized in accent areas such as molding or cornice work, but are otherwise prohibited, unless approved as part of a LEED or alternative green certification program.
- The use of exterior **colors that are of high-intensity, metallic, or fluorescent** tones shall be prohibited.
- All **accessory structures** shall be shall have exterior materials complimentary to the primary façade and architectural style.

3. Windows and entrances

- The ground floor portion of primary façades shall comprise of windows that **allow views of indoor space or product display areas**.
 - Mirrored or reflected glass is not permitted on any façade.
 - The ground floor portion of all primary and side façades shall have **windows that begin no lower than 18 inches from the finished floor and extend no lower than 18 inches from the ceiling**.
 - **Faux windows are not permitted** in lieu of exterior window treatments on the **primary façade**.
- The **primary entrance shall face a public sidewalk**. Entrances at building corners may be used to satisfy this requirement.
 - Where multiple bays are located within a commercial and/or retail development, each bay shall have a **separate exterior customer entrance**.
- Side and rear façades visible from a primary or secondary street shall include windows and door **openings or similarly proportioned modulations consistent with the chosen Regional Architecture style**.

4. Building placement and site layout

- All new building construction, shall abut the primary right-of-way.
- All new development surface parking areas shall be located to the rear and/or side of the building. Surface parking areas shall not abut a primary street for all new development. Surface parking areas shall not abut a secondary street for more than 25 percent.
 - Surface parking area shall be defined as the area that includes parking, loading, drive, parking storage, and required landscape areas.
 - Surface parking areas abutting a secondary street shall require the inclusion of a perimeter site buffer between the surface parking area, required landscape area, and the secondary street. The required buffer shall be transparent such as a vined pergola, shade structures, covered freestanding arcades or similar features. Walls, fences, or landscape hedges or tree walls are not allowed as the perimeter buffer. The perimeter buffer shall include pedestrian access to the secondary street.
 - Surface parking areas greater than 2,500 square feet shall include at least 25 percent porous surface.
- Where permissible, drive-thru customer services shall be located at the rear of the building or on a side which does not abut a primary street.
- Development located along designated transit routes shall provide on-site accommodations for public transit access, such as pedestrian walkways, a bus pullout and shelters consistent with adopted transit plans.
- Pedestrian walkways shall be provided from building entries to adjacent right-of-way, on-site parking areas, and on-site outparcel buildings.
- Pedestrian walkways shall be constructed with decorative pavers.

4. Building placement and site layout

- Site lighting, amenities, and site furniture style should be complementary to the architectural style of the buildings.
- Bicycle parking and bicycle amenity stations shall be provided on all new development sites.
- Developments with residential uses, shall provide pet waste service stations in open space areas or by walking trails.
- Trash and recycling containers shall be located in the rear of the property, or on the side of the property when the rear of the property is inaccessible. Recycling containers shall be in a permanent enclosure that has exterior materials complimentary to the architectural style of primary building.
- Mechanical equipment shall be in the rear of the property, or on the side of the property when the rear of the property is inaccessible. Mechanical equipment shall be screened from view from the public right-of-way. Rooftop mechanical equipment is allowed as long as it is screened from view from the public right-of-way.
- Parking bays, loading areas, and garage entrances may not face a primary or secondary street.
- Loading docks shall be screened from view of from primary streets.

Section 3-80

5. Site Amenities

- New development in the **Transit Corridor District on sites less than three acres** and new developments in the **Town Center District on sites less than 25,000 square feet** shall provide at least **two amenities** from the list below. Such amenities shall be identified on the submitted site plan.
- New development in the **Transit Corridor District on sites three acres or greater** and new developments in the **Town Center District on sites 25,000 square feet or greater** shall provide at least **four site amenities** from the list below. Such amenities shall be identified on the submitted site plan.
 - Artwork accessible and visible to the public.
 - Pedestrian plaza with seating areas and shade structures -- minimum 350 square feet.
 - Green roof or rooftop garden covering a minimum of 75 percent of the roof.
 - Covered area along the primary façade -- minimum of 200 linear feet.
 - Outdoor shaded playground area -- minimum of 350 square feet.
 - Covered area dedicated for kiosks and temporary vendors -- minimum of 350 square feet.
 - A water element, such as a decorative fountain or similar water feature.
 - Clock tower or other focal feature at a human and pedestrian scale.
 - Renewable energy systems such as photovoltaic panels integrated into site features or buildings not part of a LEED or alternative green certification program.

Section 3-103 Plant Material

Section 3-103 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

1. Plant Material

- Plant Material
 - Adopts the Florida Native Plant Society Miami Dade County List.
 - All plant material shall be selected from the lists provided at <https://www.fnps.org/plants>
- Prohibited species
 - Adopts the Florida Exotic Pest Plant Council Invasive Plant Lists.
 - Species listed on the category 1 and category 2 list provided at <https://www.fleppc.org> shall be prohibited.

Section 3-103

1. Plant Material

a. Minimum Florida native species requirement by plant material type.

<u>Trees</u>	<u>75 percent</u>
<u>Palms</u>	<u>75 percent</u>
<u>Shrubs</u>	<u>75 percent</u>
<u>Groundcover</u>	<u>75 percent</u>
<u>Vines</u>	<u>75 percent</u>

b. Minimum drought tolerant species requirement by plant material type.

<u>Trees</u>	<u>50 percent</u>
<u>Palms</u>	<u>50 percent</u>
<u>Shrubs</u>	<u>50 percent</u>
<u>Groundcover</u>	<u>50 percent</u>

c. Minimum installed plant size requirement:

<u>Specimen Size Tree</u>	<u>6 inch caliper</u>
<u>Street Trees</u>	<u>3 inch caliper</u>
<u>Shade Trees</u>	<u>3 inch caliper</u>
<u>Understory Trees</u>	<u>1 inch caliper</u>
<u>Shrubs</u>	<u>3 gallon container</u>
<u>Groundcover</u>	<u>1 gallon container or smaller</u>

d. Species diversity. To ensure a diverse tree species, the following mix is required in all districts:

<u>Specimen size trees, street trees and shade trees</u>	<u>25 percent</u>
<u>Understory trees</u>	<u>25 percent</u>
<u>Specimen palms and palms</u>	<u>25 percent</u>
<u>shrubs</u>	<u>25 percent</u>
<u>Other</u>	<u>25 percent</u>

- Plant Installation
 - All plant installation shall be fully detailed on the proposed landscape plan and follow the Environmental Horticulture Department, IFAS, University of Florida standards. <https://hort.ifas.ufl.edu/woody/details-specs.shtml>
- Existing Tree Credits
 - Existing trees preserved on site, excluding prohibited species as listed on <https://www.fleppc.org>, will be credited equally towards the tree caliper requirements.
- Repopulation of native plantings.
 - Properties located in the Town Center District, Transit Corridor District, and the Neighborhood Residential District shall designate ten percent of their required Florida native species using the plant material indigenous to the pine rockland and rockland hammock ecosystems.
- Any trees that are to be relocated, and which have a high degree of survivability based on the recommendation of a certified arborist, shall be offered to the Town for relocation to Town right-of-way (based on the Street Tree Master Plan) or to Town-owned property.

Additional Recommended Changes

Recommended Future Amendments to Article VII Landscape and Tree Preservation	
Section	Recommended updates
Sec. 3-90 Purpose	Improve scope language to current Cutler Bay goals.
Sec. 3-91 Applicability	Improve/ add language.
Sec. 3-92 Definitions	Expand to include all terms as defined by Cutler Bay. Do not add reference to others
Sec. 3-93 Compliance with Town standards	Incorporate Street Tree minimums into section 3-102 labeled " Types of Landscaping" and be described therein.
Sec. 3-94 Compliance with (Miami Dade)County standards	Remove Miami Dade references and incorporate into other applicable sections of code.
Sec. 3-95 General provisions	Separate out for installation, maintenance, setback requirement, etc. Language/ intent is repeated in other sections.
Sec. 3-96 Landscape plan required	Expand this section to include a separate tree disposition plan and calculation tables.
Sec. 3-97 Administration	Expand this section to clarify some language and provide minimum time frame for warantee of work and materials.
Sec. 3-98 Irrigation plan required	Require irrigation design part of initial plan reviews. Require hydrozoning, require non-irrigated area percent. Require installation of smart irrigation controller. Minimize use of potable water. Prior reference to M/D County code conflicts with this section.
Sec. 3-99 Annual inspections	Include code violation or fines if the property falls out of compliance and other language to clarify intent.
Sec. 3-100 Maintenance responsibilities	Clarify replacements required and other measures to take. Current language is ambiguous. The previous sections allude to compliance with landscape plan as approved during certificate of occupancy. Clarify.
Sec. 3-101 Environmental survey	This section should follow Landscape plan requirement section, organized in a similar fashion for clarity. Updates as to publications cited are needed.
Sec. 3-102 Types of Landscaping	Clarify language with bullets and tables as needed. Remove conflicts with other sections or other publications. Some of the requirements do not work for the Town's objectives as seen with project reviews recently completed. Updates are needed.
Sec. 3-102 Types of Landscaping	Delete the landscape buffer requirements for parking lots in the TRC and TC districts.
Sec. 3-104 Tree/vegetation protection	This section should follow Landscape plan requirement Section 3-96 and should be organized in a similar fashion for clarity. Language is ambiguous as to what is required. Updates are needed.
Sec. 3-105 Removal, replacement, relocation of significant vegetation	Clarify language with bullets and tables as needed, remove reference to other sections or other publications. This section needs to stand on its own. This section conflicts with portions of Sec. 3-103.
Sec. 3-106 Plant lists	Insert dynamic hyper links to maintain lists current . Existing language is confusing and conflicts with other sections.
Sec. 3-107 Rain sensors on automatic irrigation systems	Make a part of Sec. 3-98 Irrigation plan required. Language needs updating.
New Sections	Incentives, Design variations, Innovations, references/links - FNPS, FLEPPC, IFAS,

Town of Cutler Bay

Town Council Workshop

January 22, 2020

KCI Technologies, Inc.

Heidi Siegel, AICP

Chris Miller, RLA, ASLA, ISA, LEED, SITES AP, FNGLA, LIAF, IA

Thank you!

