

MIAMI
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NW 36th Street District

City Council and Revitalization and
Redevelopment Ad-Hoc Committee Workshop

January 24, 2011



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NW 36th Street Commercial Revitalization

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WORK ORDER 1

Amend district boundary regulations for

- Permitted uses
- Prohibited uses
- Floor area and setbacks
- Site Plan requirements
- Signs
- Design Guidelines

WORK ORDER 2

- Provide color palette for building exteriors
- Provide Architectural Design Guidelines for NW 36th Street



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Proposed NW 36th Street Zoning District

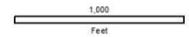
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City of
Miami Springs
NW 36th Street

Legend

-  Miami Springs Boundary
-  Proposed NW 36th Street District
-  Parcels



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Print Date: November, 2010



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NW 36th Street Commercial Revitalization

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- Utilization of undeveloped or under-developed property
- Encourage the rehabilitation of older buildings
- Create an identity or sense of place
- Preserve and restore buildings
- Provide community facilities and cultural activities
- Expedite permitting, code & regulation modification
- Promote efficient local circulation
- Create safer pedestrian and bicycle circulation
- Image of Miami Springs
- Enhance the "gateways" to Miami Springs



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Background

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Comprehensive Plan Amendments (2009)

- Encourage large scale developments of compatible and complimentary uses
 - Office and Commercial Business
 - Restaurants
 - Hotels
 - Residential development in accordance with the City Charter
 - Mixed-use projects
 - Retail service operations
 - Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating district boundary regulations.
- Floating floor area ratio (FAR) of between 1.0 and 3.0 based upon incentives and approval of City Council



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Permitted Uses

- Offices
- Restaurants
- Hotels
- Bars related to a restaurant or within a hotel
- Banks
- Residential (up to 20 dwelling units per acre)
- Mixed-use development
- Retail shops
- Recreational uses

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Prohibited Uses

- Adult-related business
- Automotive-related
- Package store
- Parking garage as principle use
- Repair facilities
- Manufacturing

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Setbacks

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Setback	Existing	Proposed	Proposed next to Residential District
Front	10 feet 15 feet when facing NW 36 th Street	10 feet	NA
Side	5 feet 30 feet when next to residential district	5 feet 2.5 feet for ornamental structure or canopies	10 feet
Rear	5 feet	10 feet	10 feet



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FAR Bonus Program

Criteria	Bonus
Pedestrian amenities	.25
Open space	.01 for every 10% that exceeds the area resulting from the required setbacks, not to exceed .25
Outdoor cafe	.01 per seat, not to exceed .05
Hotel units	.01 per hotel room
Meeting rooms, assembly rooms and conference rooms.	.01 per 500 sq. ft. of meeting space not to exceed .25.

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FAR Bonus Program

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Criteria	Bonus
Porte cochere	.25
Landscape maturity	.25
Decorative paving	.25
Alley improvements	.25
Entry plaza	.25 for each 150 sq. ft. of entry plaza for a maximum .25



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FAR Bonus Program

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Criteria	Bonus
Public art	.25
Water feature	.25
Decorative paving	.25
Street trees	.25
Green building	
LEED Certification	0.5
LEED Silver Certification	1.0
Florida Green Building Council	1.0



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FAR Bonus Program Potential Scenario

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Parcel Size	Permitted Building Area FAR 1.0	FAR Incentive + 0.75	Total FAR =1.75
25,000 SF	25,000 SF	Outdoor Dining .25 Decorative Paving .25 Street Trees .25	43,750 SF



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Architectural Design Concepts

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Reflection of Miami Springs History

- Architectural legacy
- Small town charm
- Existing aesthetic conditions

Specific Consideration to Development Potential



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Architectural Design Concepts

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Unity of Character: New or Remodeled Buildings

- Design styles
- Scale and proportions
- Location on site
- Landscaping
- Color
- Human/ pedestrian sensitivities



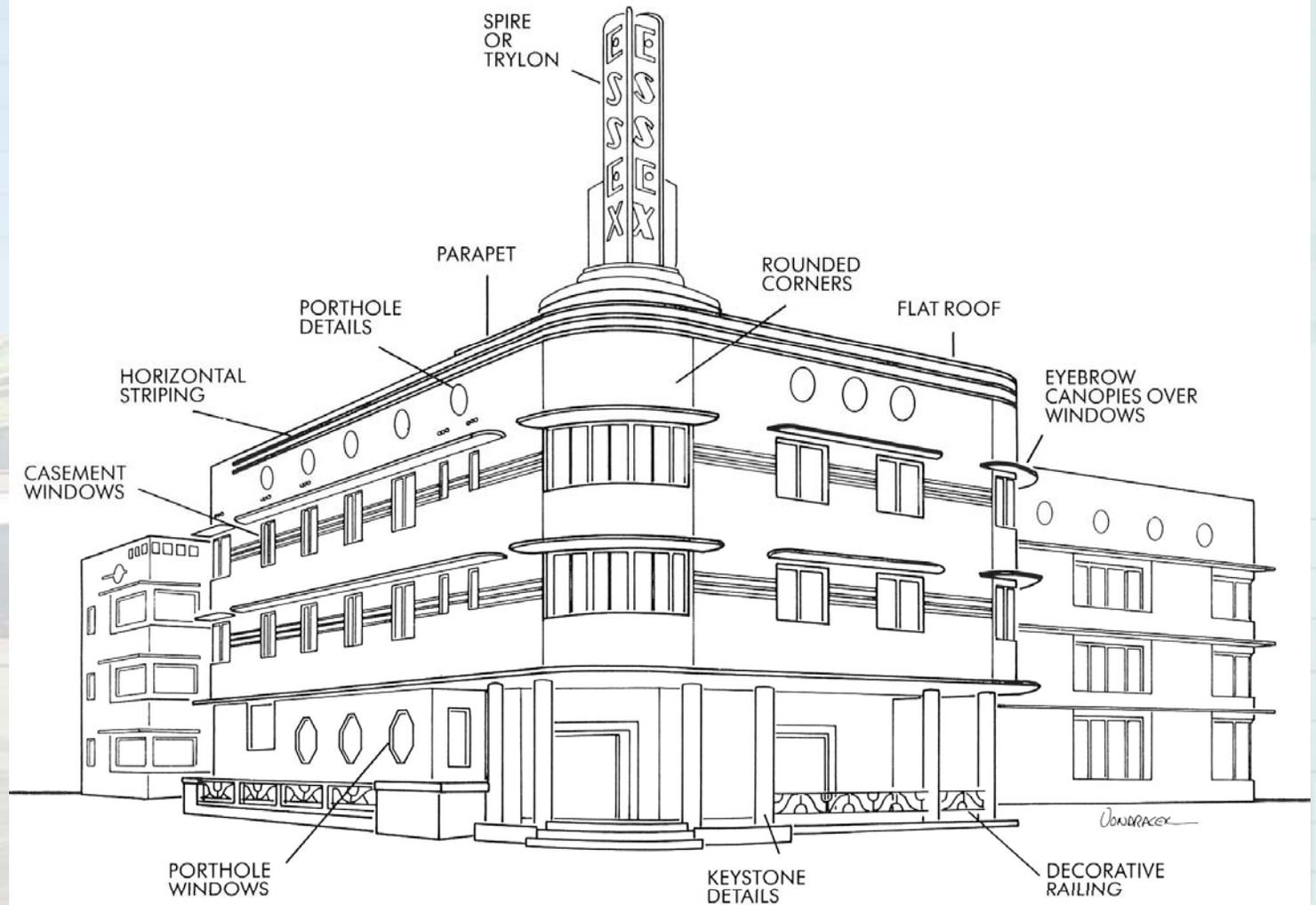
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Streamline Moderne



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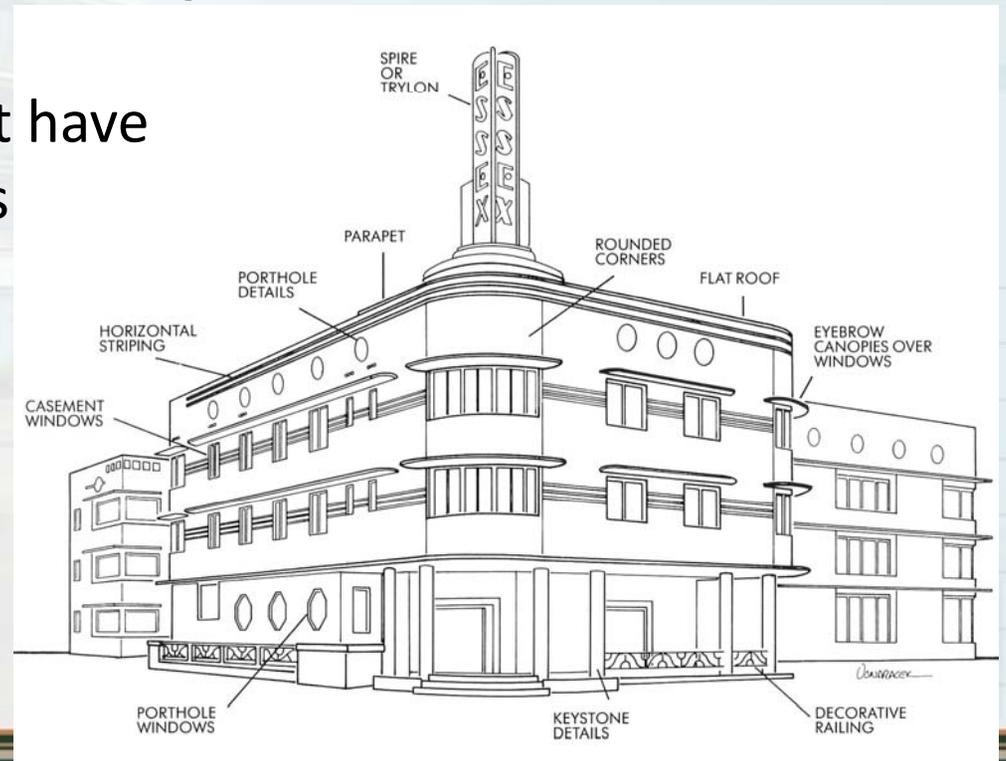
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Streamline Moderne

- Depression Era Architecture
- Style mostly associated with transportation (cars, planes and trains)
- Meant to be seen from rapid moving streets
- Emphasis on horizontal lines
- Many buildings on 36th street have similar scale and proportions



Existing Building



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Streamline Moderne



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Streamline Moderne

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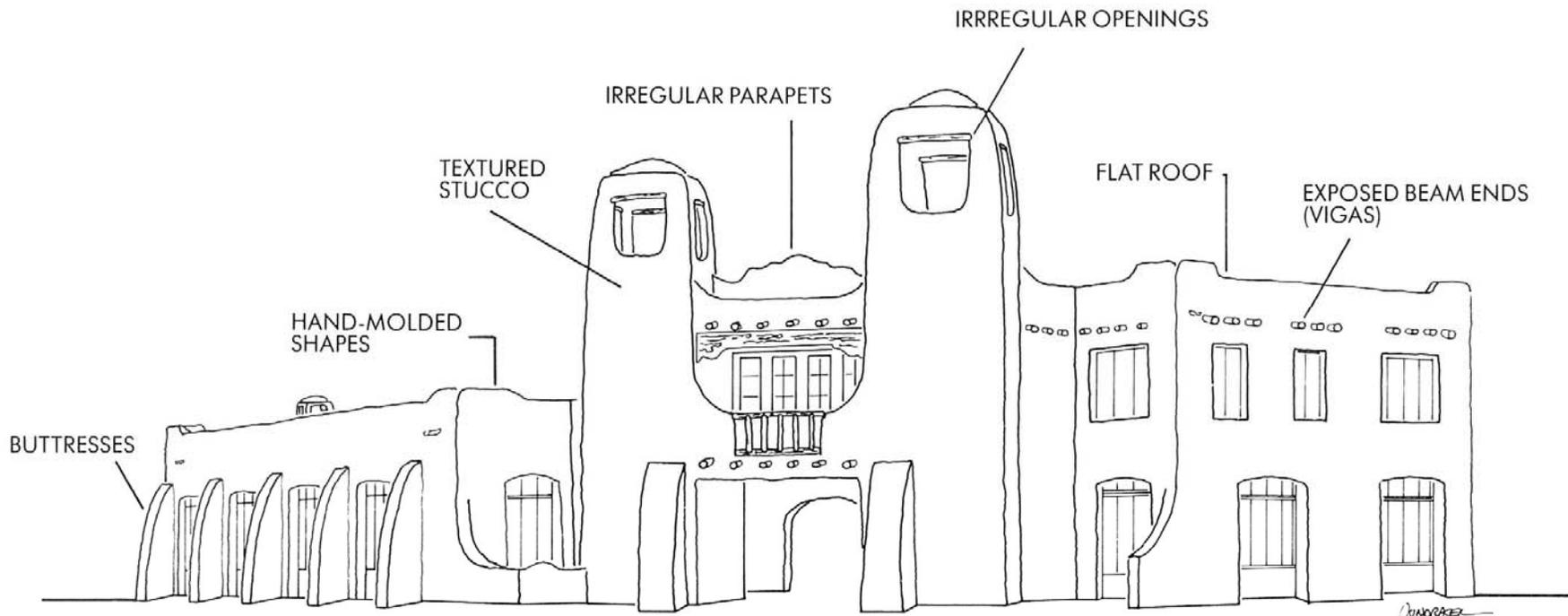
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Pueblo-Mission

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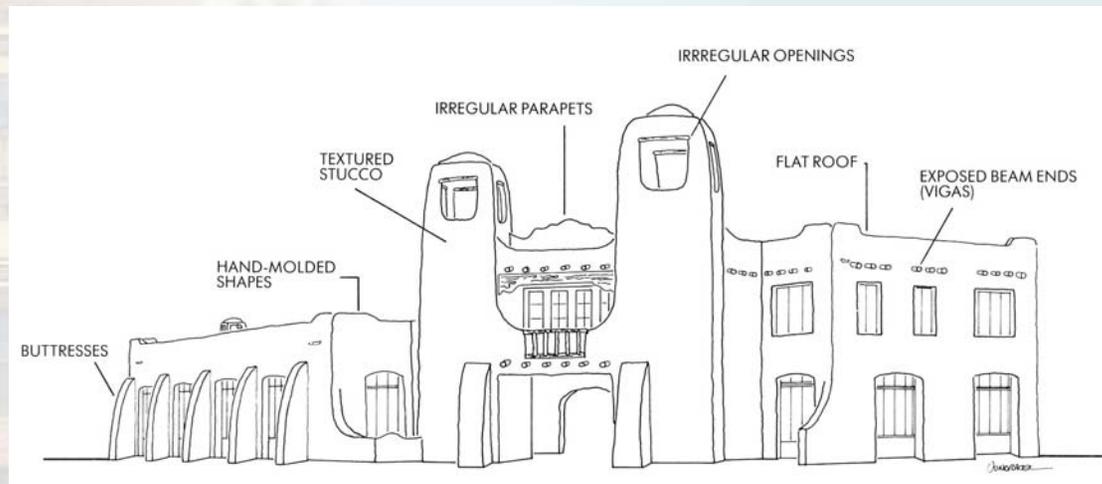
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Pueblo-Mission Architecture

- Depression era architecture
- Curtiss' dream
- Miami Springs historical legacy
- Miami Springs national architectural legacy
- Some buildings on 36th street have similar scale and proportions



Existing Building



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Pueblo-Mission

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Architectural Design Standards

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Diversity of Expression within Acceptable Styles

- No look alike (repeat) buildings
- No corporate billboard design buildings
- Styles that conform to Miami Springs history and legacy



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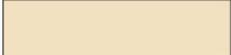
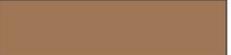
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Color Palette

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- Base colors must comply to approved color palette.
- Buildings, accessory structures, perimeter walls, and signs are required to have at least two colors.
- Trim/fascia colors shall be cream or off-white.
- Tile, wood, brick and finished concrete as accents only

 2152-50 GOLDEN STRAW	 2153-30 TAPESTRY GOLD	 AC-9 NUGGET
 HC-33 MONTGOMERY WHITE	 2165-20 GOLDEN MEADOW	 HC-75 MARYVILLE BROWN
 E-54 RICHMOND BISQUE	 2161-40 ACORN YELLOW	 AC-15 COLORADO CLAY
 HC-34 WILMINGTON TAN	 HC-42 ROXBURY CARAMEL	 AC-12 COPPER MOUNTAIN





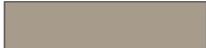
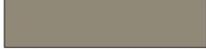
CITY OF MIAMI SPRINGS APPROVED BUILDING COLORS

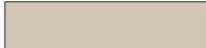
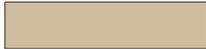
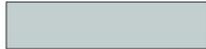
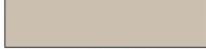
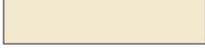
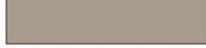


PUEBLO/MISSION STYLE

DRAFT COPY

STREAMLINE/MODERNE STYLES

 2112-70 AMERICAN WHITE	 HC-12 CONCORD IVORY	 AC-36 SHENANDOAH TAUPE
 I-74 CHINA WHITE	 HC-7 BRYANT GOLD	 HC-86 KINGSPORT GRAY
 I-70 LINEN WHITE	 2158-30 DELIGHTFUL GOLDEN	 HC-104 COPLEY GRAY
 I-77 CAMEO WHITE	 2160-30 MAPLE SUGAR	 HC-55 WINTHROP PEACH
 2152-50 GOLDEN STRAW	 2153-30 TAPESTRY GOLD	 AC-9 NUGGET
 HC-33 MONTGOMERY WHITE	 2165-20 GOLDEN MEADOW	 HC-75 MARYVILLE BROWN
 E-54 RICHMOND BISQUE	 2161-40 ACORN YELLOW	 AC-15 COLORADO CLAY
 HC-34 WILMINGTON TAN	 HC-42 ROXBURY CARAMEL	 AC-12 COPPER MOUNTAIN
 HC-14 PRINCETON GOLD	 HC-43 TYLER TAUPE	 2175-30 RUST
 HC-10 STUART GOLD	 AC-2 BERKSHIRE BEIGE	 HC-49 MAYFLOWER RED

 2112-70 AMERICAN WHITE	 HC-83 GRANT BEIGE	 RM CLIFFSIDE GRAY
 2107-70 CLOUDY GRAY	 HC-92 WHEELING NEUTRAL	 2131-60 SILVER GRAY
 E-77 SAIL CLOTH	 AC-31 HOT SPRINGS STONES	 2127-50 PIKES PEAK GRAY
 I-70 LINEN WHITE	 HC-79 GREENBRIER BEIGE	 AC-29 SAN ANTONIO GRAY
 OC-95 NAVAJO WHITE	 AC-8 BUTTE ROCK	 2107-50 SANDLOT GRAY
 I-77 CAMEO WHITE	 HC-42 ROXBURY CARAMEL	 AC-36 SHENANDOAH TAUPE
 HC-30 PHILIDELPHIA CREAM	 HC-55 WINTHROP PEACH	 HC-105 ROCKPORT GRAY
 HC-12 CONCORD IVORY	 AC-75 MARYVILLE BROWN	 2138-50 MISTED GREEN
 AC-4 YOSEMITE SAND	 HC-86 KINGSPORT GRAY	 AC-17 SEA PINE
 HC-57 SHERATON BEIGE	 2111-40 TAOS TAUPE	 2140-40 STORM CLOUD GRAY

ALL COLORS HAVE BEEN BASED ON THE BENJAMIN MOORE PALETTE. ACTUAL COLORS MAY VARY WHEN VIEWED ON A MONITOR OR PRINTED.



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Site Design

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Buffering

- Block Fence and landscaping required next to residential districts.

Additional lighting limitations

- Parking lot pole fixtures shall be limited to 25 feet in height
- Pedestrian walks shall have decorative pole fixtures no higher than 12 feet high



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Site Design

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Additional sign requirements

- One building-mounted sign not exceeding 30 feet above grade or one third of the height of the building along NW 36th Street
- Monument signs permitted on side and rear streets up to 10 feet above grade



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Parking Requirements



Use	Existing Requirements	Proposed Requirements
Office	3.33 spaces per 1,000 SF	3 spaces per 1,000 SF
Medical Office	5 spaces per 1,000 SF	4 spaces per 1,000 SF
Retail Personal Services	3.33 spaces per 1,000 SF	4 spaces per 1,000 SF
Restaurants, etc.	10 spaces per 1,000 SF	10 spaces per 1,000 SF
Hotel	0.6 space per room	0.6 space per room
Multifamily Residential	2.25 spaces per unit	1.75 spaces per unit
Mixed-Use	Sum of all uses.	Sum of all uses x 80%**

- 40% of spaces can be compact in size.



Development Review Procedure



Professional Revitalization Consultant (PRC)

- Redevelopment professionals, architects, planners, and engineers that will review and guide revitalization and redevelopment on NW 36th Street
- Independent member of Architectural Review Board

All Projects

- Preliminary review meeting with Professional Revitalization Consultant at no charge.



Development Review Procedure

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PRC Preliminary Review and Approval

Plan Submittal to City

PRC as independent member of
Architectural Review Board (ARB)

Zoning and Planning Board

City Council



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Development Review Procedure

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Additional PRC architectural design review of small scale projects:

- Accessory and minor structures
- New signage
- Exterior wall re-painting
- Re-roofing



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Proposed City Council Schedule

- Meeting with Beacon Council February 16, 2011
- Draft ordinance to City Council incorporating workshop comments February 23, 2011
- 1st Reading of ordinance to amend district boundary regulations March 14, 2011
- 2nd Reading of ordinance to amend district boundary regulations March 28, 2011



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Questions and Comments



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