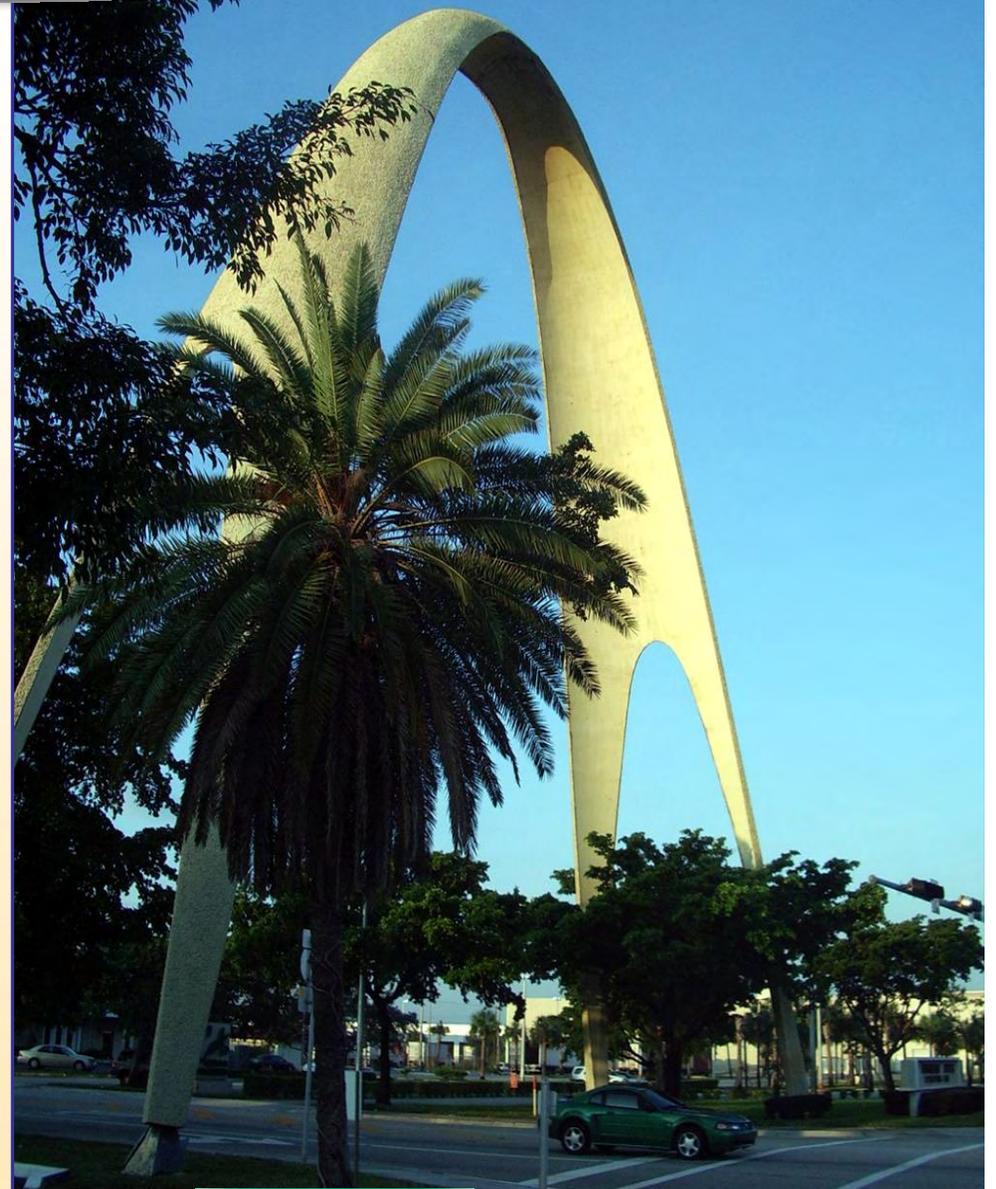




City of Miami Gardens

Land Development
Regulations
April 3, 2008

“Striving to be the best!”





Introduction & Background

- City Incorporation in 2003
- Comprehensive Development Master Plan
 - Adopted 2007
- Visioning Element
- SR 7/Livable Communities
- Town Center
- Palmetto Expressway Corridor



Current Need

Land Development Regulations (LDRs)

- Implement the Comp Plan
- Facilitate realization of community vision
- Create City's own identity
- Strengthen development regulations



Proposed LDR Components

Develop effective LDRs (replace/simplify existing Miami-Dade County regulations):

- Zoning
- Subdivision
- Landscaping

Develop new Planned Corridor District (PCD) for three major roadways*, per the Community Vision

- SR7/US 441
- NW 27th Avenue
- Palmetto Expressway

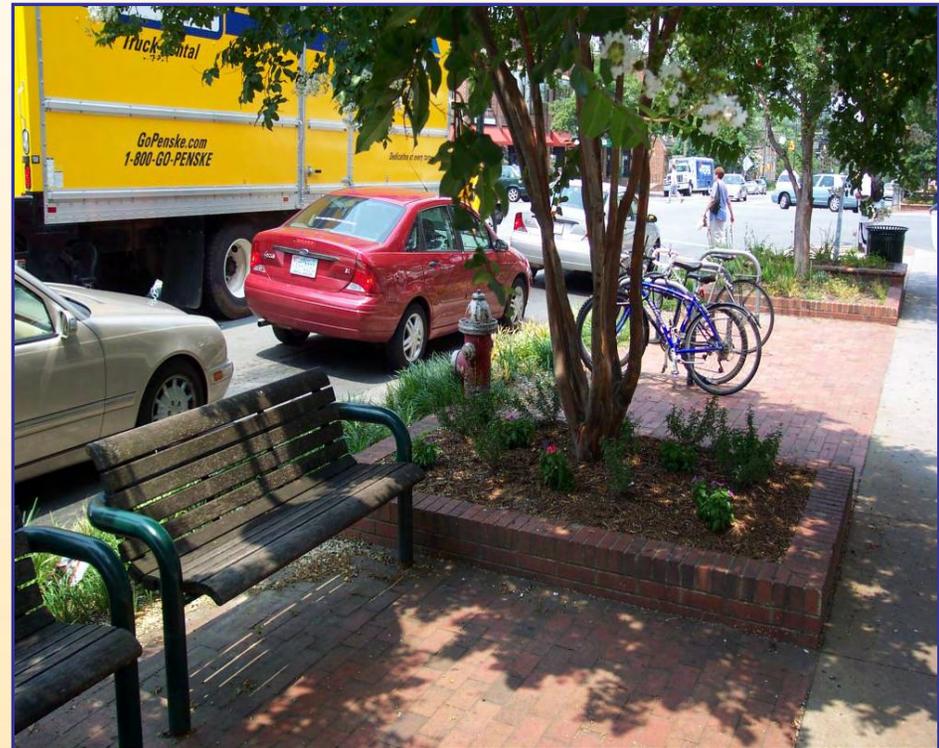
* Establish individual sub-districts to create unique landscaping, architectural and streetscaping themes in each corridor.



Proposed PCD Components

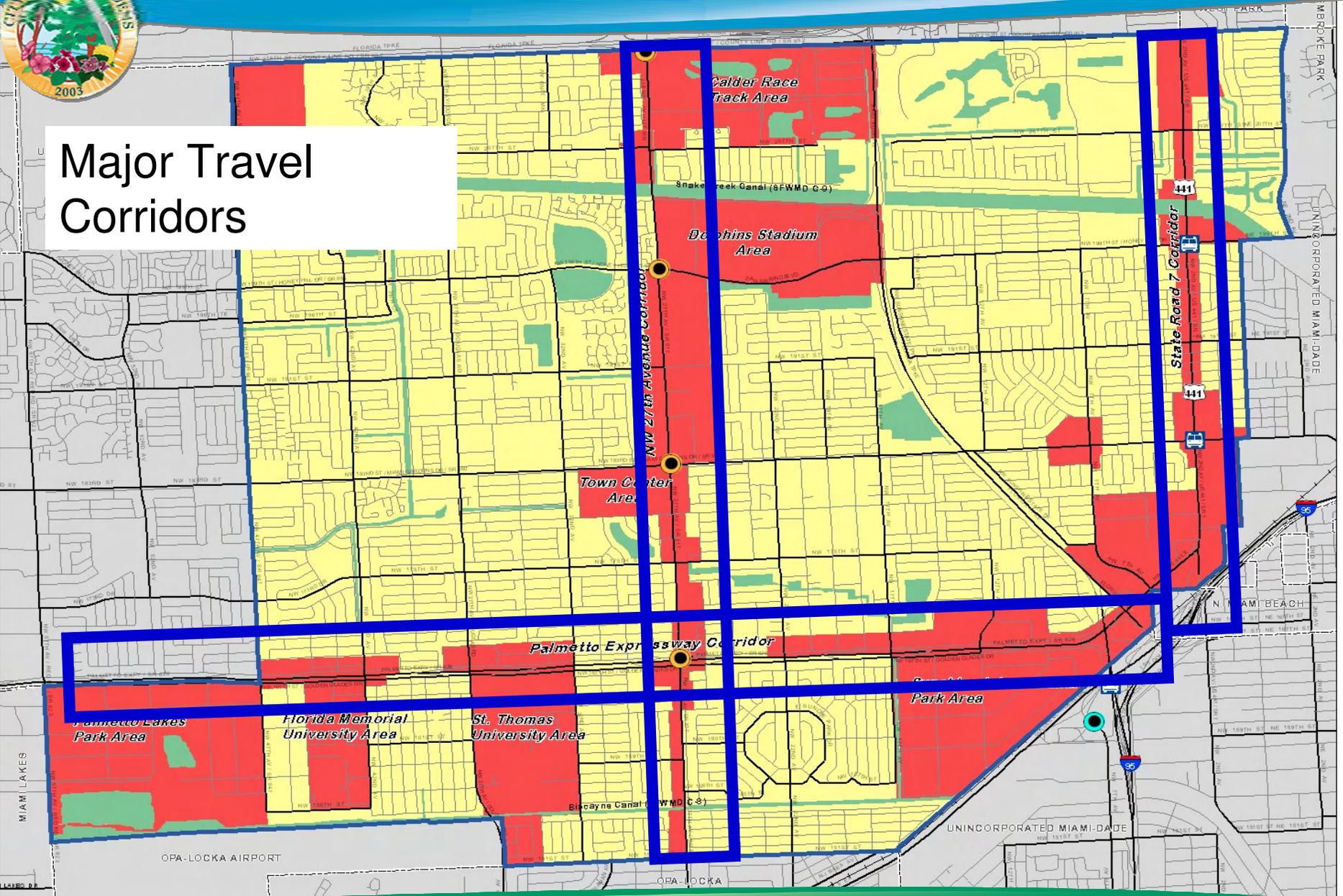
The new Planned Corridor District will provide Zoning standards for:

- Landscaping
- Lighting
- Pedestrian Amenities
- Building setbacks
- Architecture
- Mixed Use
- Building Heights
- Parking Facilities
- Access & Connectivity





Major Travel Corridors





Proposed LDR Components

Establish citywide design standards.

- Architecture
- Landscaping
- Color Schemes
- Energy Efficiency
- Building Orientation
- Access & Connectivity





Proposed LDR Components

Create a community identity based on the City name, “Miami Gardens” – *Community Vision*

- Extensive landscaping requirements
- Preservation/dedication of open space
- Usable open space

“Develop green areas”

– Community Vision



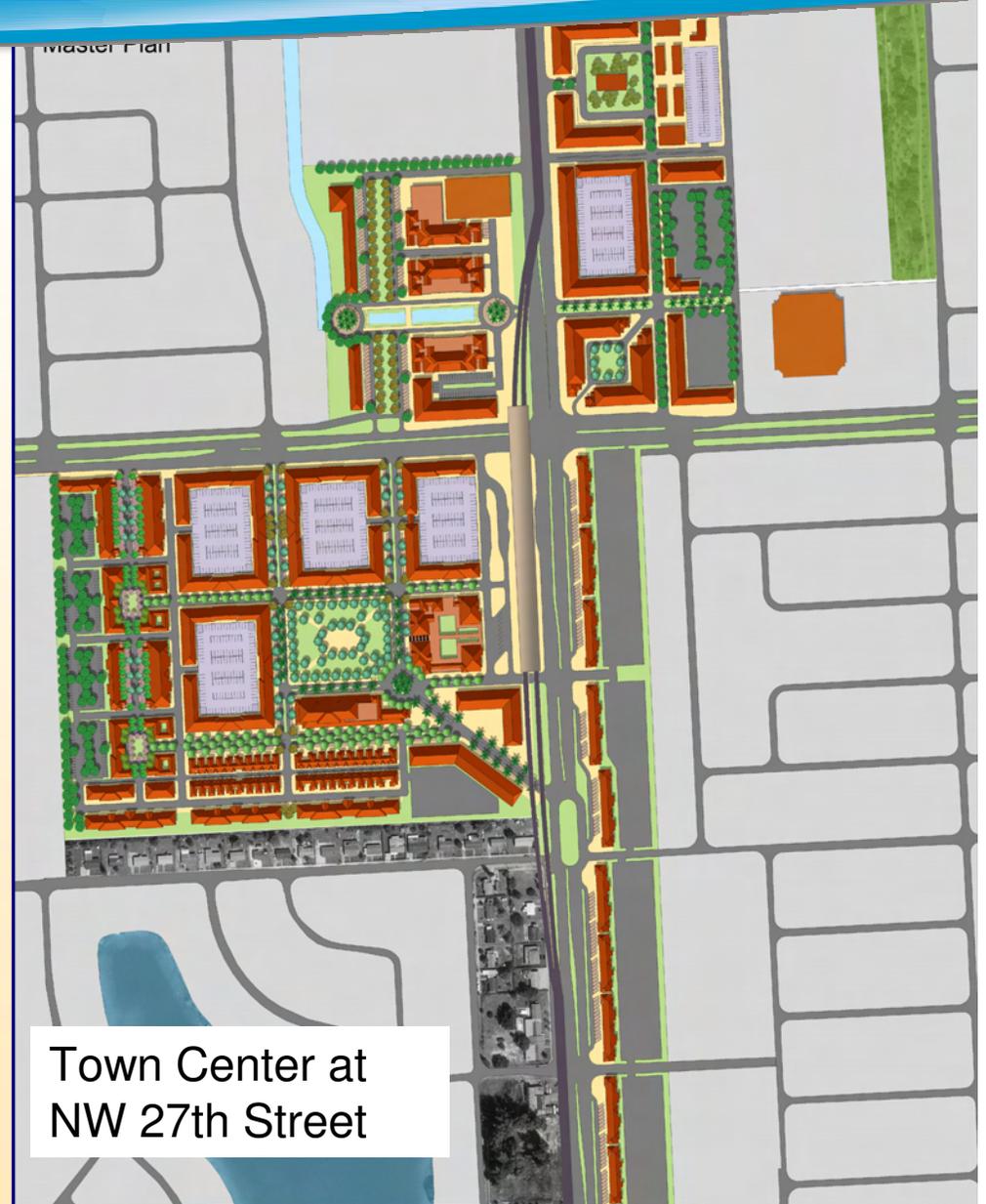


Proposed LDR Components

Develop mixed use requirements for redevelopment areas (Town Center and Urban Core)

- *Community Vision*

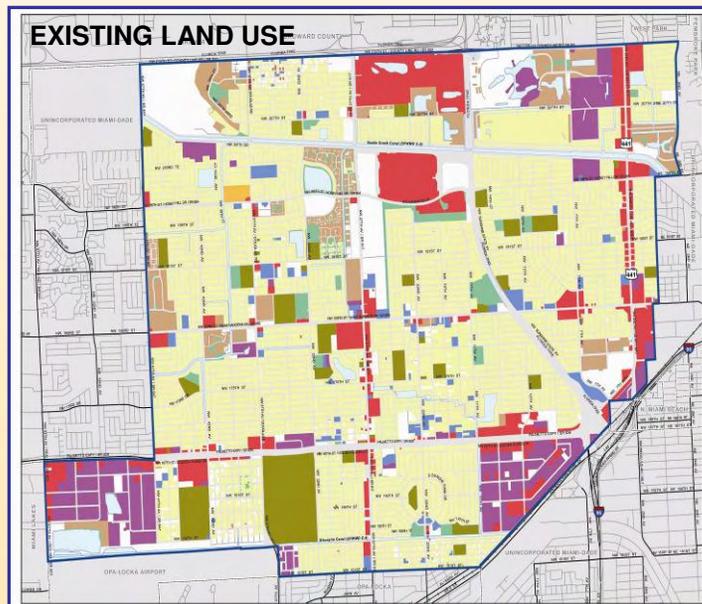
Develop more efficient parking requirements with enhanced landscaping





Proposed LDR Components

Preserve industrial and commercial properties



Create fair nonconforming use and structure provisions.



Proposed LDR Components

Develop incentives for:

- mixed use development
- workforce housing
- shared parking
- enhanced open space

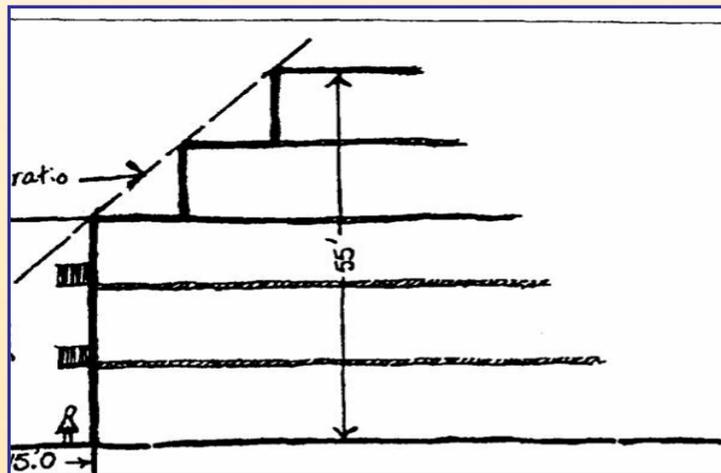




Proposed LDR Components

Protect existing neighborhoods

- Exclude incompatible uses
- Transitional landscaping
- Buffering requirements
- Setbacks & step-back





Proposed LDR Components

Create cross sections to guide streetside development on private property





Proposed LDR Components



Palmetto Expressway Corridor

Recommendations for
the design of NW 167th
Street/Palmetto
Expressway frontage
roads by the FAU
Design Institute.



Your feedback on Key Issues.

Input

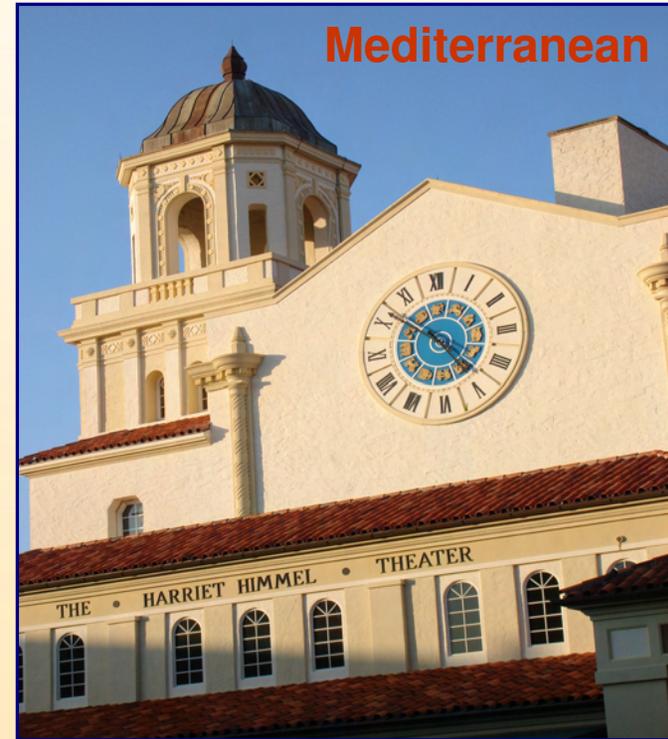




MiMo

Architectural Preferences

Mediterranean





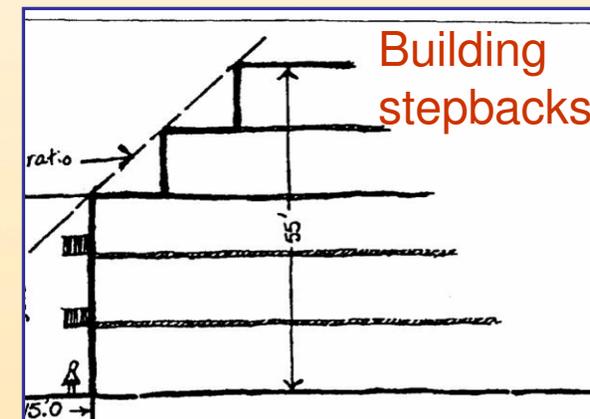
Buffers



Transitions

Protect Existing Neighborhoods via:

walls, buffers, setbacks, stepbacks, transitional uses, etc.

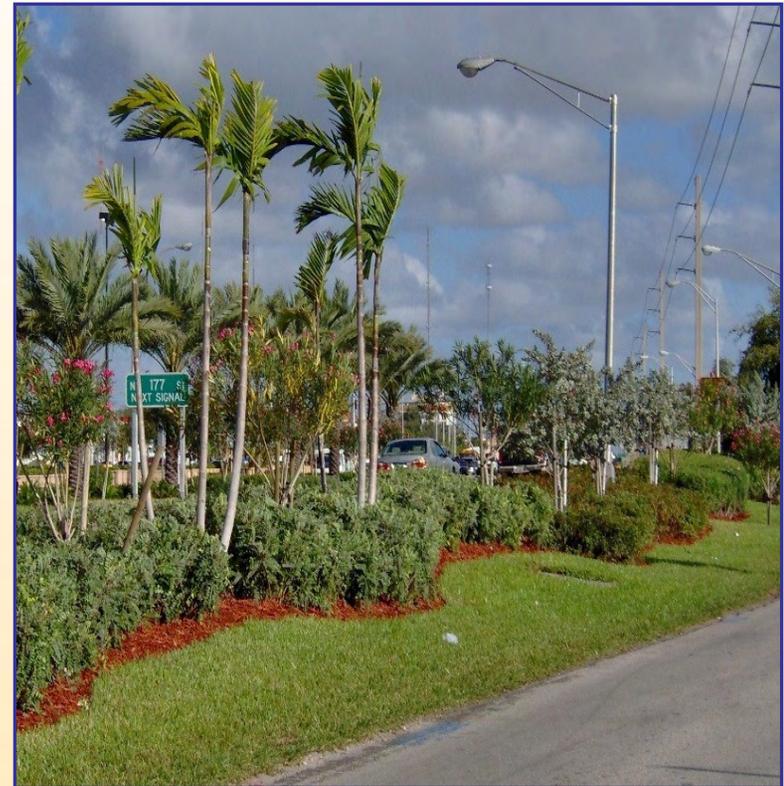




Corridor Setback



Minimal setback, framing street



Larger setbacks, providing more buffering/landscaping



Landscaping themes



Palm trees



Shade trees



Next Steps

1. Tonight's comments will be incorporated into draft land development regulations (LDRs)
2. A second community workshop will be held shortly
 - Present initial draft regulations for the Planned Corridor District (PCD)
 - Receive any additional community input
3. Council workshops on the PCD & LDRs
4. Draft ordinance & adoption process

Please visit the City's website at www.miamigardens-fl.gov for details.

Thank you for your interest and input!



Questions or Comments?

