



Design Preferences Manual



This manual is intended to provide developers a summary of the most common design recommendations for projects submitted to the Town of Davie.

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General Architecture Styles

- Although new ideas and designs are always welcomed, some design style suggestions that have successfully been applied throughout the Town are:
 - ✓ Modern Design
 - ✓ Key West Design
 - ✓ Neo classical Design

•Buildings should be compatible with architectural styles in the town and should relate to the existing architecture in terms of character, scale and materials.

•Buildings should be designed to preserve and complement natural, historic and scenic areas, and to reduce the visual impact from adjacent properties.



Modern Design

FAU DAVIE FL



Modern design

BROWARD COLLEGE DAVIE FL



Key West Design

POTTER PARK AREA DAVIE FL



Neo-Classical Design

SW 117th AVE DAVIE FL



Avoid These

Buildings should relate contextually to surrounding developments.



Natural Stone Material

Natural Stone accents can create an attractive building façade without significantly adding costs.



Design/Architectural Features.



Utilize varying elevations and designs.

- The use of different heights and variation on the facades are encouraged to avoid making the building monotonous.

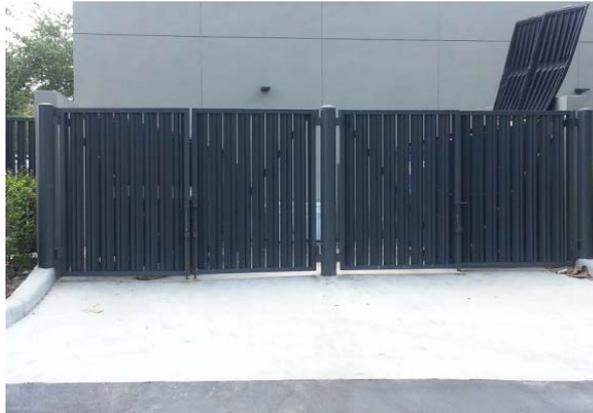


Avoid These



Waste Management Areas

- Incorporate into main building if possible.
- Enclosures should be consistent with main building design.
- Add shrubbery or landscaping around the enclosure wall.
- Provide enclosure for recycling areas as well.



Bad Example (Unenclosed)



Good Example (Enclosed)



Best Example (Enclosed and with shrubs)

Ground Mounted Equipment.

Avoid This



Residential

Ground mounted equipment such as pumps, A/C units or similar, should be screened completely with fences, walls or landscape that adequately screens the equipment at planting.

Try This Instead



Commercial

Rooftop equipment should not be seen from street level.

Consider moving noisier equipment to other parts of the building if adjacent to residential areas.



Avoid These



- Consider exceeding minimum planting requirements.

- Minimum plantings are discouraged.

Try These Instead



Consider more dense plantings when adjacent neighbors are affected.



Center parking islands should have shrubs instead of just grass.



Try to Avoid

Materials that conflict with the site plan.



An example of tree with large nuts/fruit is the Pigeon Plum Tree.
Try substituting these for another type of tree.



Code of Ordinances approved examples

Trees



Royal Poinciana



Live Oak



Frangipani



Bald Cypress



Tree Ligustrum



Gumbo Limbo



Pink Trumpet



Golden Shower



Yew Podocarpus



Allspice Tree

Palms



Areca Palm



Chinese Fan Palm



Bismarck Palm



European Fan Palm



Everglades Palm



Maypan Coconut Palm



Florida Thatch Palm



Christmas Palm



Foxtail Palm



Sabbal Palm

Shrubs



Bush Allamada



Cocoplum



Jasmine



Junipers



Green Buttonwood



Croton



Florida Privet



Gardenia



Silverthorn



Chinese Holly



Saw Palmetto



Firebush

Pedestrian connectivity and sidewalks.

- Use either pavers or stamped concrete to delineate crosswalks and car/pedestrian conflicts.
- A different type of material or color helps to delineate the crosswalk.
- Add pedestrian crossing signage in as many locations as practical.



Try to Avoid

If the building has a drive up/thru, carefully design so that pedestrians do not have to cross through the drive up lane(s) to get to the building.



Lighting.

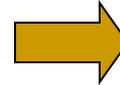
- Outdoor light fixtures should have fully shielded light sources (full cut-off) as required by the code and whenever possible.
- Light fixtures should be located in such a manner as to prevent glare and lighting on properties of others or into a public rights-of-way.
- Ensure that lighting on driveways is at least 3-4 foot-candles.
- For More information about lighting refer to the Night Sky Regulations Article VIII, Division 2, Town Code.



Bad Scenario



Best Scenario



Try to Avoid



Non Cut off lights do not provide the right amount of lighting and cause glare on the roadways.

Incorporate lighting in a way that avoids creating “hot spots” or dead zones in the photometric plan



Preference Parking.

The following 12" x 18" signage should be used for alternative fuel vehicles at all new developments



Other Common Recommendations

Signage.

- Show potential sign locations
- Not necessary to show sign copy or lighting detail, just the location.

Tree Protection

- Provide high visibility barriers around the drip line of all trees to be preserved, to prevent damage during construction.
- Do not store equipment within the drip line of the trees.

Landscape Phasing

- Assume that all common area plant material will be installed prior to the certificate of occupancy or provide a phasing plan.

Sample Boards

- At Site Plan and Town Council meetings, provide actual material samples for paint and roofing material, not just color copies.

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