



Committee of the Whole Workshop (COWW) Village Council/Administrative Discussion Item C

Initial Discussion: Proposed Deering Estate Neighborhood Commercial District

Adjacent to the Charles Deering Estate at the intersection
of Old Cutler Road and SW 168th Street (Richmond Drive)

September 21, 2021



Location

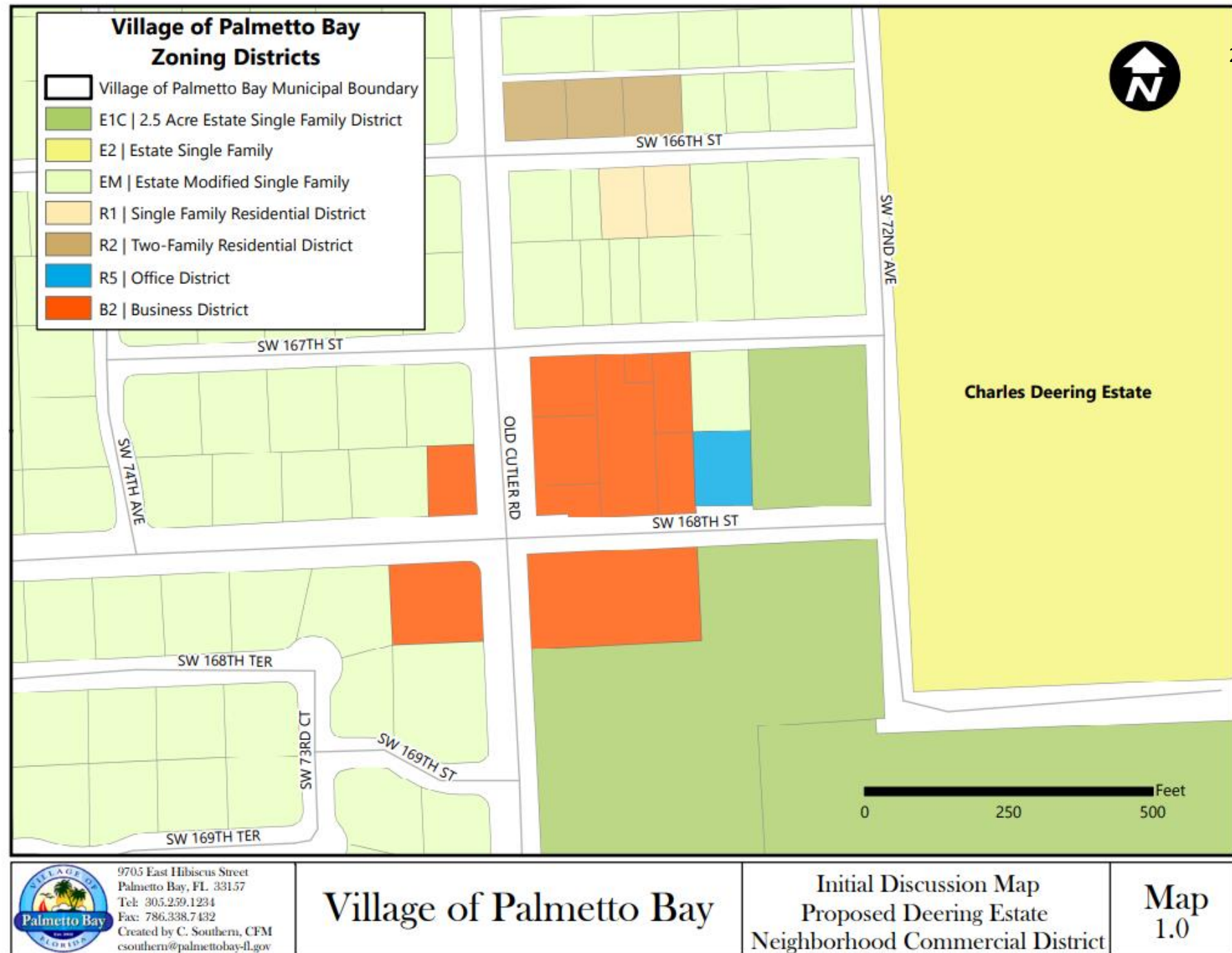
Adjacent to the Charles Deering Estate at the intersection of Old Cutler Road and SW 168th Street (Richmond Drive)

Total of Eleven (11) properties with established commercial uses:

Ten (10) properties with a B-2 Business District Zoning

and

One (1) property with a R-5 Office District Zoning



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Village of Palmetto Bay

Initial Discussion Map
Proposed Deering Estate
Neighborhood Commercial District

Map
1.0



Background

Village Planning and Zoning staff in conjunction with collaborative discussions between residents, business owners and elected officials has found that the size, scale and character of the traditional commercial uses and site development standards permitted within the B-2 Business District and the R-5 Office District directly affects the existing Deering Estate business area, as these standards are intended to serve larger urban commercial areas of the Village instead of a single neighborhood.

The B-2 and R-5 permitted uses and site development standards currently promote development pressures on the existing residential neighborhoods and on the overall historical character of the area.



Background

The Village Staff has found that there is a substantial need to encourage a more neighborhood commercial atmosphere that:

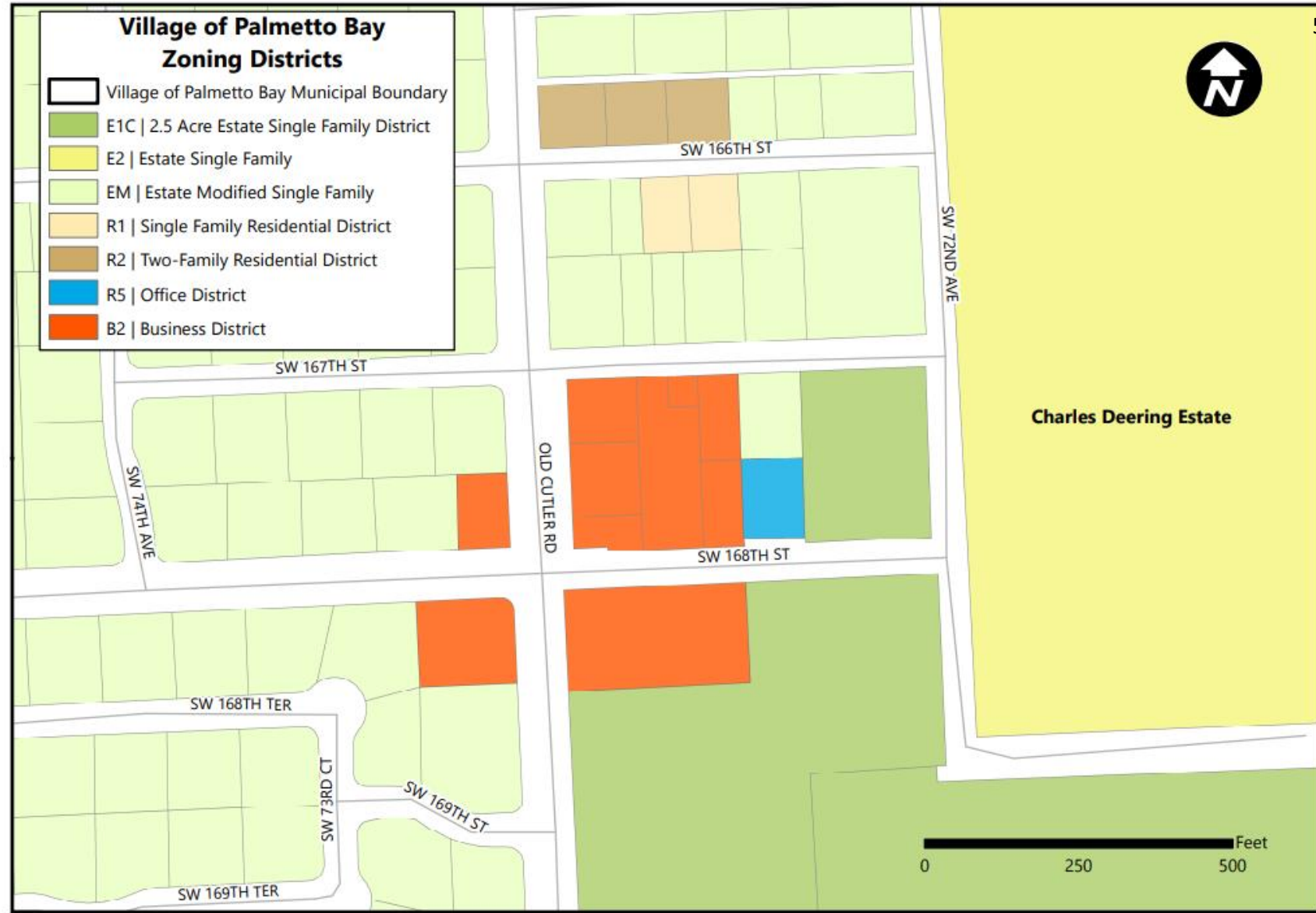
- Balances Limited Low and Medium Intensity Uses with Reduced Site Development Standards
- Increased Landscape Buffers
- Shared Parking Arrangements
- Design Guidelines and Building Forms which are more compatible with a Pedestrian Neighborhood Scale
- Preserve and Promote the Unique Historical Character of the Area and the needs of the Surrounding Residential Neighborhoods



Analysis

The current regulations and zoning district classifications unsuccessfully address the existing unique character of what can be descriptively termed the Deering Estate Neighborhood Commercial District.

Initially the boundaries of this area need to be spatially defined.

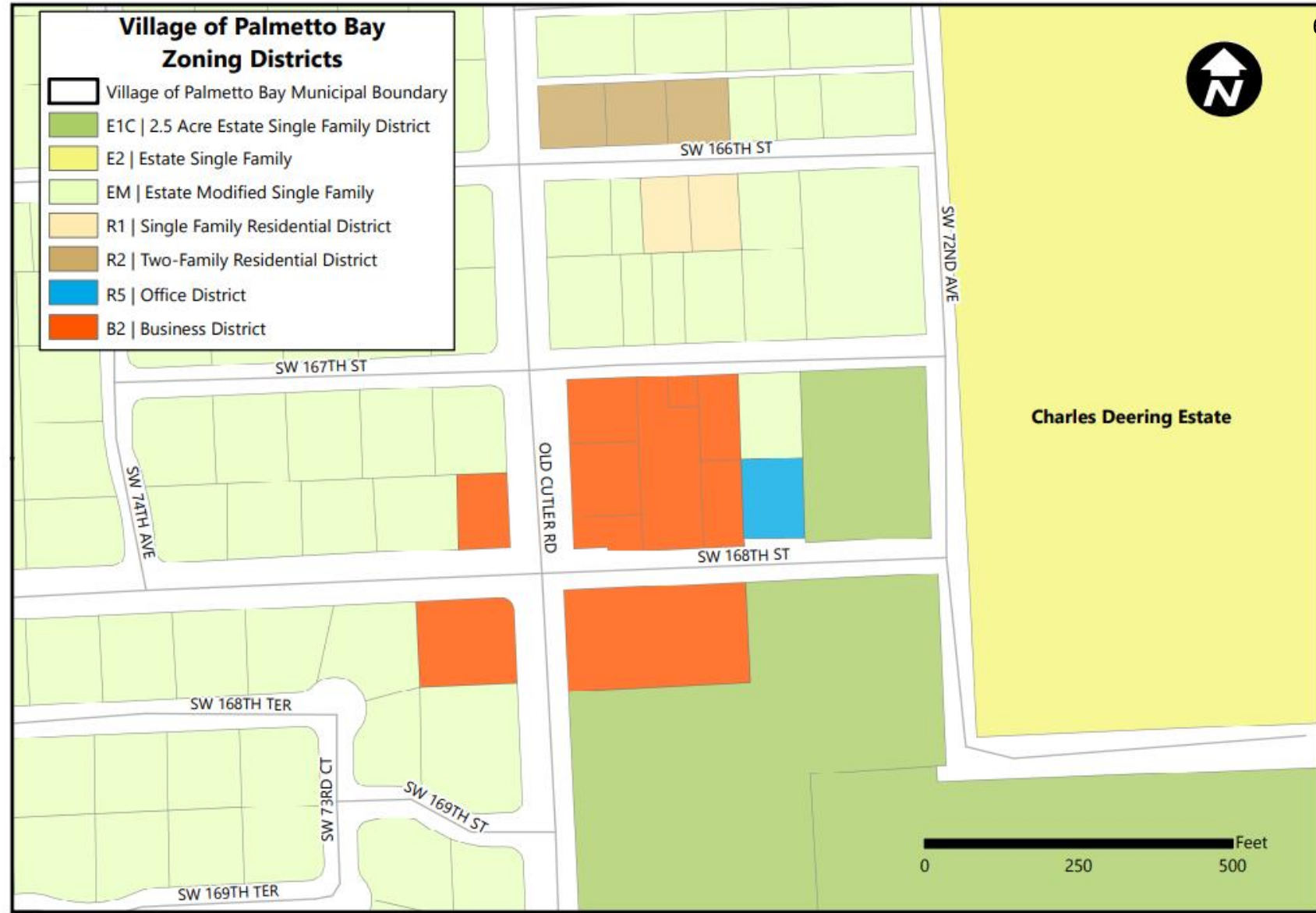




Analysis

Initial Questions Considered:

- Initially the boundaries of this area need to be spatially defined.
- Should this neighborhood commercial district be limited to the existing eleven (11) lots with established commercial uses only, located at the intersection of Old Cutler Road and SW 168 Street (Richmond Drive) or should the surrounding residential neighborhoods and the Deering Estate itself be within the boundaries as well?
- What should be the basis for the boundaries?
- Can the framework of the Deering Estate Neighborhood Commercial District be achieved simply through a text amendment to the existing zoning district classifications, or the creation of a new zoning district, or would the creation of an overlay district accomplish the intended vision and guidance needed to manage the progressive future growth and development of the area?





Analysis

Whether it is by the creation of a new zoning district, overlay district or a simple text amendment, the purpose and intent of this proposed Deering Estate Neighborhood Commercial District should be clearly defined and stated as a foundation to initially work from. Village Planning and Zoning staff has established the following items to help define the purpose and intent in hopes of taking the dialogue even deeper in how to address the multiple concerns of the area:

Recommended - Purpose and Intent

- Promote a balance of compact commercial low and medium intensity uses; limited retail, service, office and food and beverage establishment uses which serve the daily needs of the adjacent residential neighborhoods and the visitors of the Deering Estate;**
- Establish district noise regulations which limit the allowable noise level(s) of permitted uses at different times of day;**
- Protect the existing neighborhood commercial atmosphere from uses and building forms which are incompatible with the scale, character and needs of the adjacent residential neighborhoods;**



Analysis

Recommended - Purpose and Intent (continued)

- **Alleviate development pressures on the existing residential neighborhoods by creating reasonable site development standards that are more accurate in addressing the size, scale and character of the area for new and existing developments;**
- **Establish specific setbacks, landscape buffers, building façade lines, sidewalk requirements and reserve the space between buildings and streets for pedestrian functions;**
- **Encourage the expansion of a pedestrian neighborhood commercial atmosphere and pedestrian flow through the design of new and existing commercial developments with sidewalk level accessibility;**
- **Improve pedestrian access within the neighborhood commercial district, and to and from the surrounding residential neighborhoods and the Deering Estate.**
- **Facilitate safe, attractive and convenient pedestrian circulation and minimize conflicts between pedestrians, vehicles and parking areas;**
- **Minimize the use of adjacent residential neighborhood streets for commercial area parking by establishing adequate parking requirements and encouraging shared parking arrangements;**
- **Preserve and enhance the unique ambiance and historical character of the area by establishing specific design guidelines within the district that are compatible with the surrounding residential neighborhoods and the Deering Estate.**



Analysis

The next recommended step in establishing the Deering Estate Neighborhood Commercial District is the incorporation of district regulations. By specifying the applicable regulations desired the intended character of the area can be better shaped and defined. Village Planning and Zoning staff has listed the following general type of regulations that traditionally assist in managing the progressive future growth of any zoning district or an overlay district:

- **Permitted Uses**
- **Uses reviewed as a Conditional**
- **Prohibited Uses**
- **Site Development Standards:**
 - **Minimum Lot Area**
 - **Minimum Lot Frontage**
 - **Maximum Height**
 - **Minimum Setbacks**
 - **Maximum Floor Area Ratio (FAR)**
 - **Minimum Open Space Requirements**
 - **Buffer and Screening Requirements**
 - **Landscape Requirements**
 - **Parking Requirements**
- **Utility Standards**
- **Building and Design Standards**
- **Dumpster and Mechanical Equipment Requirements**
- **Lighting Standards**
- **District Sign Standards**



Recommendation:

Village Planning and Zoning staff has composed the above recommendations as an embryonic starting point to help further discussions amongst residents, business owners, elected officials and additional Village staff to better define the needs and intent of the proposed Deering Estate Neighborhood Commercial District. Constructive and informative discussions will help prompt staff to adequately assist and take better direction in addressing the multiple concerns of this unique neighborhood commercial area.