

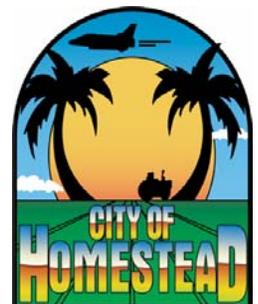


# Commercial Development Standards

## City of Homestead



Bermello Ajamil & Partners, Inc.





## Presentation Outline

- Introductions
- Purpose and Intent
- Objectives
- Administrative Process
- Established Districts
- Design Standards

## Purpose and Intent

Supplement existing development criteria with specific criteria that applies to the design of commercial development



# Objectives

- Protection of adjacent residential land uses
- Enhancement of commercial status
- Reduction of visual distraction through uniform design criteria
- Enhancement of appearance through increased landscaping
- Implementation of the City of Homestead history through street furniture
- Increase pedestrian-oriented facilities
- Implementation of sign regulations
- Establish development incentives to achieve these objectives
- Achieve aesthetic compatibility throughout the commercial districts





## Administrative Process

- Amending Section 30-2 of the City Code to include Statement from City's Urban Designer
- Required documents stated within the City Code

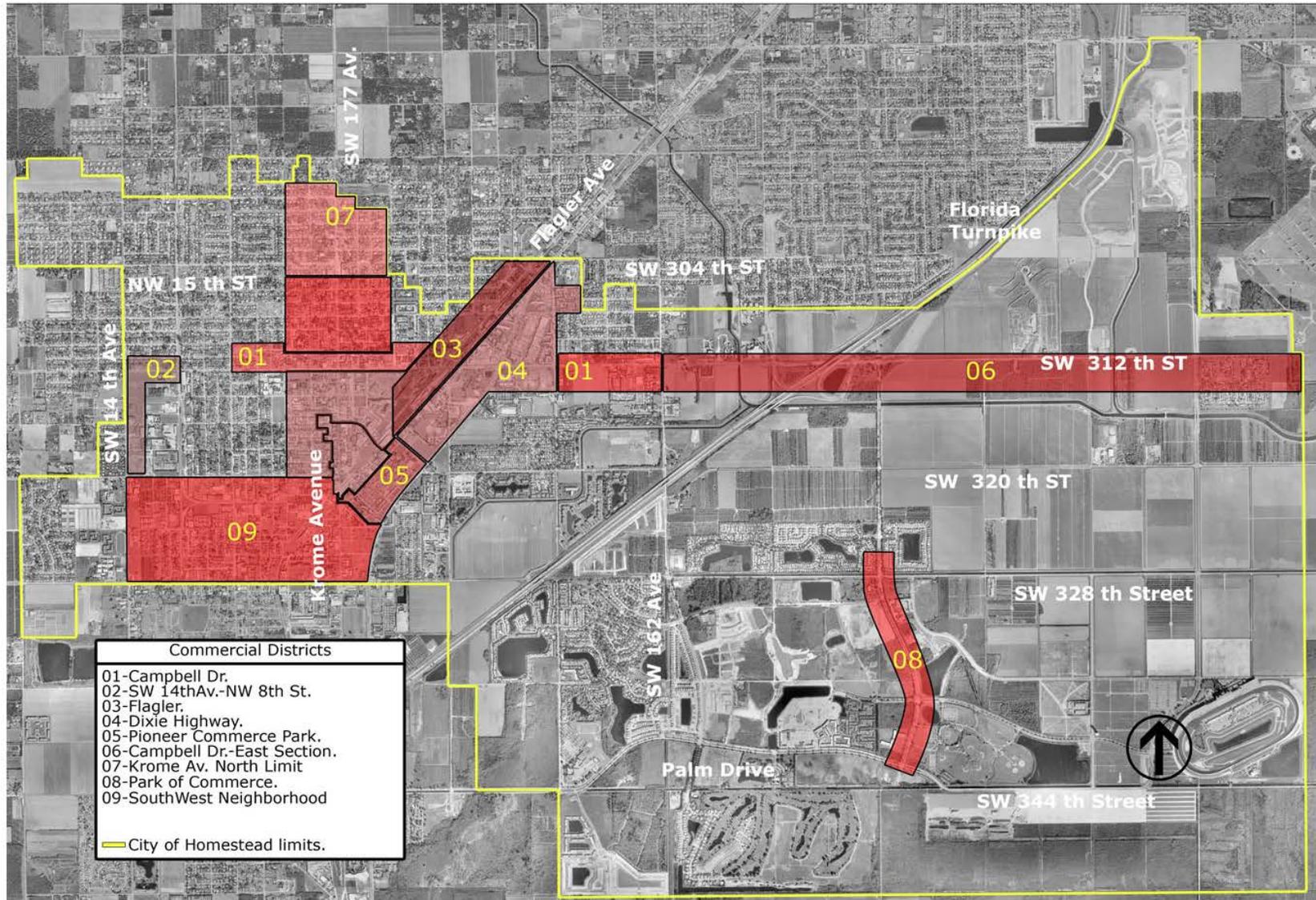


## Established Districts

- Campbell Drive Corridor
- SW 14<sup>th</sup> Avenue / SW 8<sup>th</sup> Street
- Flagler Avenue Corridor
- South Dixie Highway
- Pioneer Commerce Park
- Campbell Drive East Corridor
- NW 15<sup>th</sup> Street / Krome Avenue North Limit Corridor
- Park of Commerce Corridor
- Southwest Neighborhood (*reference existing SW Neighborhood Master Plan*)
- Krome Avenue Historic District (*to be added as an amendment referencing regulations already in place*)

# OVERLAY COMMERCIAL DISTRICTS

# Exhibit A



# General Standards

- **Parking Lot / Streetscape Design**

- Screening with landscape
- Inclusion of pedestrian amenities, walkways, lighting
- Cross-Access Agreements

- **Architectural**

- New development shall be consistent and compatible with surrounding buildings, including design and scale and massing

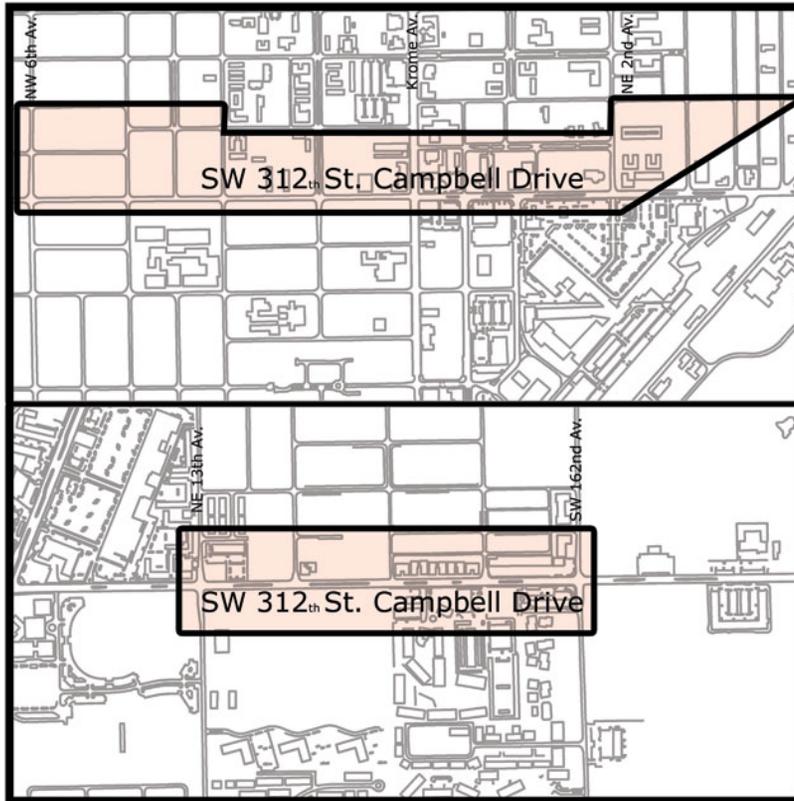
- **Signs**

- Number and Size
- Sign Types
- Signage Programs / Plans for Multi-Tenant Development

- **Specific Use**

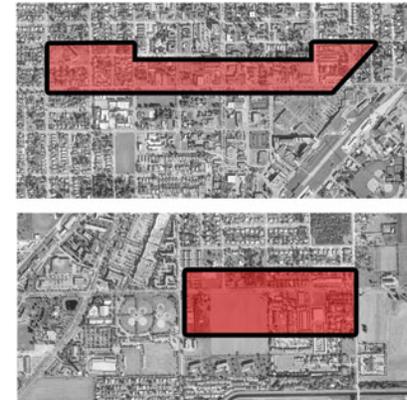
- Service Stations, Auto Repair, Car Washes
- Drive-Through Businesses
- Self-Storage Facilities





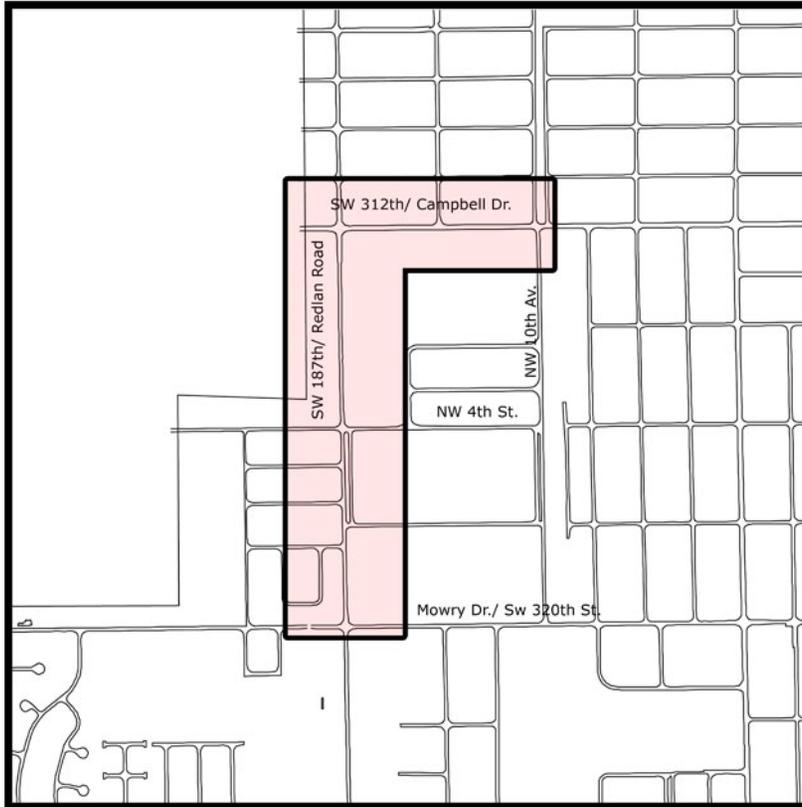
## District Standards

- Refined Parking Lot Design
- Transit Oriented Development
- Sensitive Box Big Development
- Refined Franchise Design



## Commercial District No 1: Campbell Drive





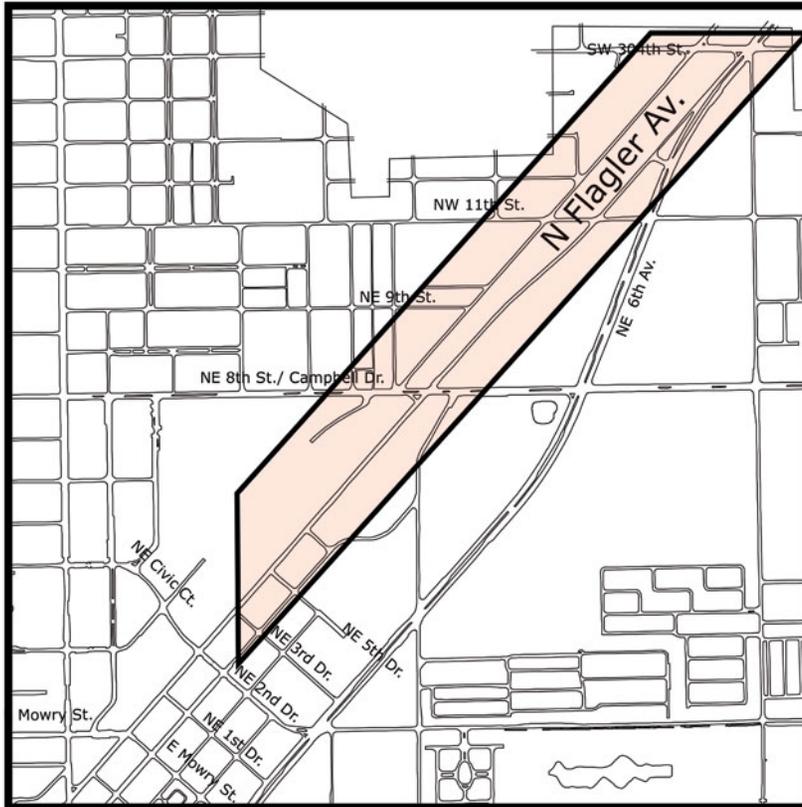
## District Standards

- Sensitive Warehouse Design
- Pedestrian Connections from Transit Stops
- Increased Landscape for Industrial Use Buildings



## Commercial District No 2: SW 14th Av. / SW 8th St.





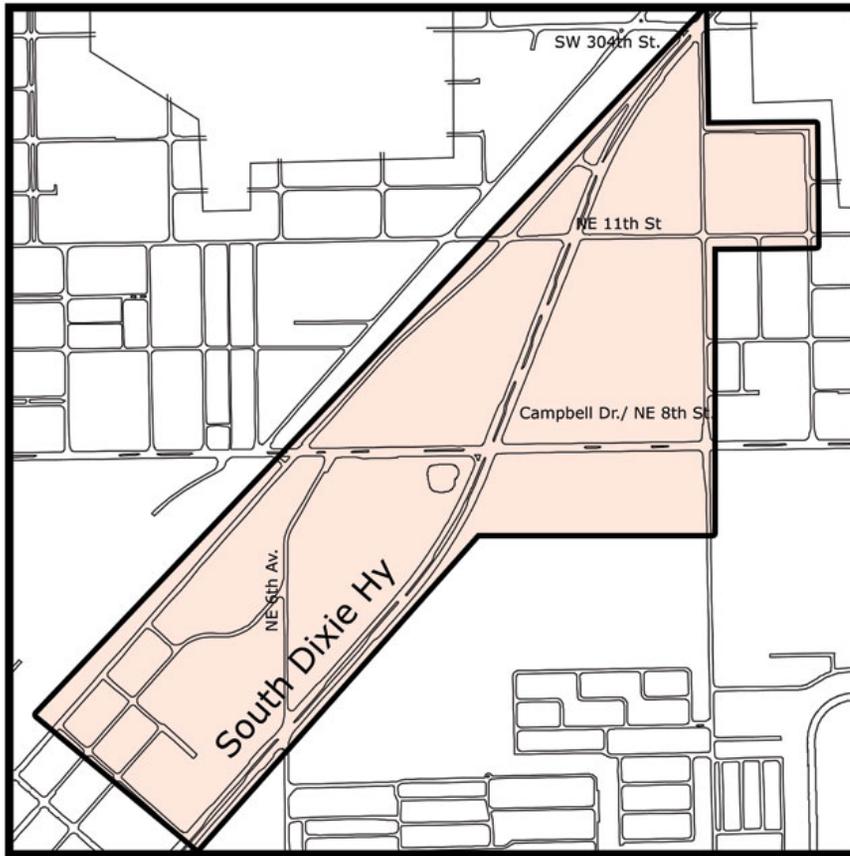
## District Standards

- Increase in Pedestrian Amenities
- Locate Parking to the Rear and Sides
- Decorative Paving
- Sensitive Warehouse Design
- Increase in Landscape for Industrial Use Buildings



## Commercial District No 3: Flagler St. / SW 304th St.-Mowry St.





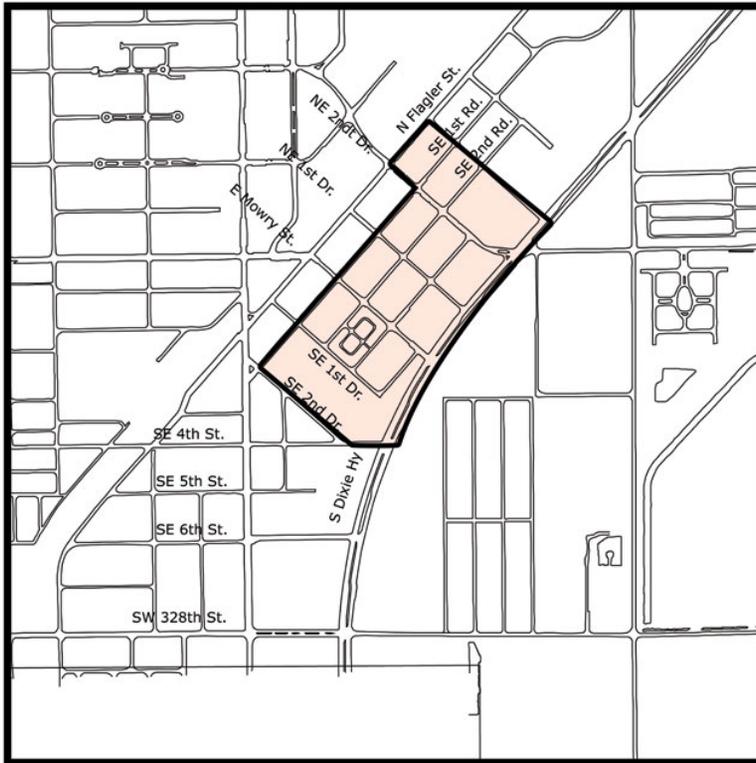
## District Standards

- Refined Parking Lot Design
- Transit Oriented Development
- Increase in Architectural Detailing
- Increase Amount Open Space
- Refined Franchise Design



## Commercial District No 4: Dixie Highway





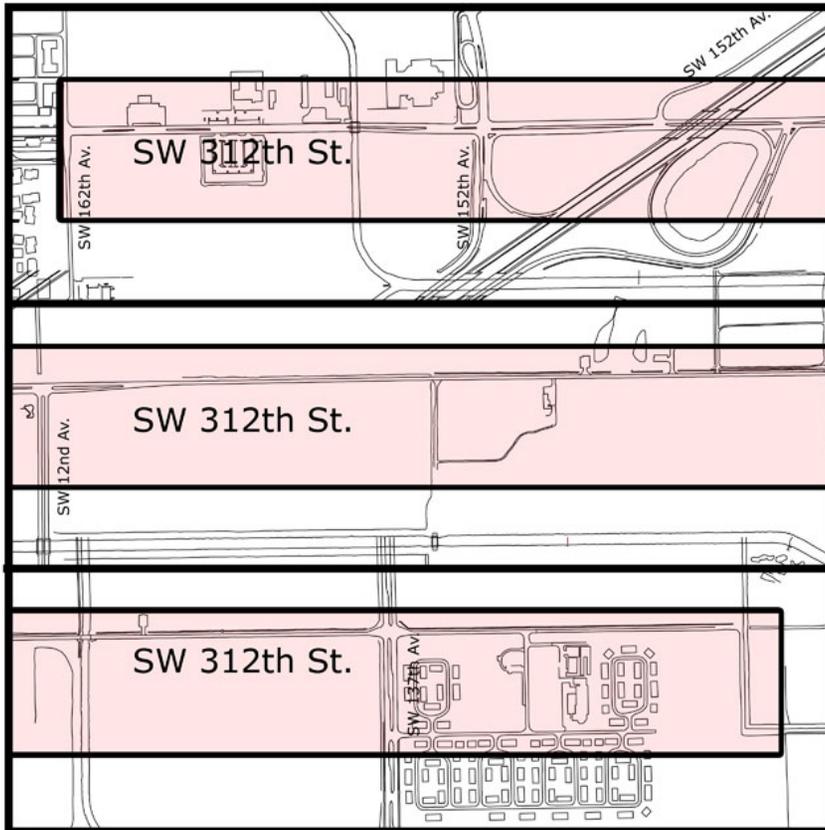
## District Standards

- Increase in Pedestrian Amenities
- Locate Parking to the Rear and Sides
- Decorative Paving
- Sensitive Warehouse Design
- Increase in Landscape for Industrial Use Buildings



## Commercial District No 5: Pionner Commerce Park





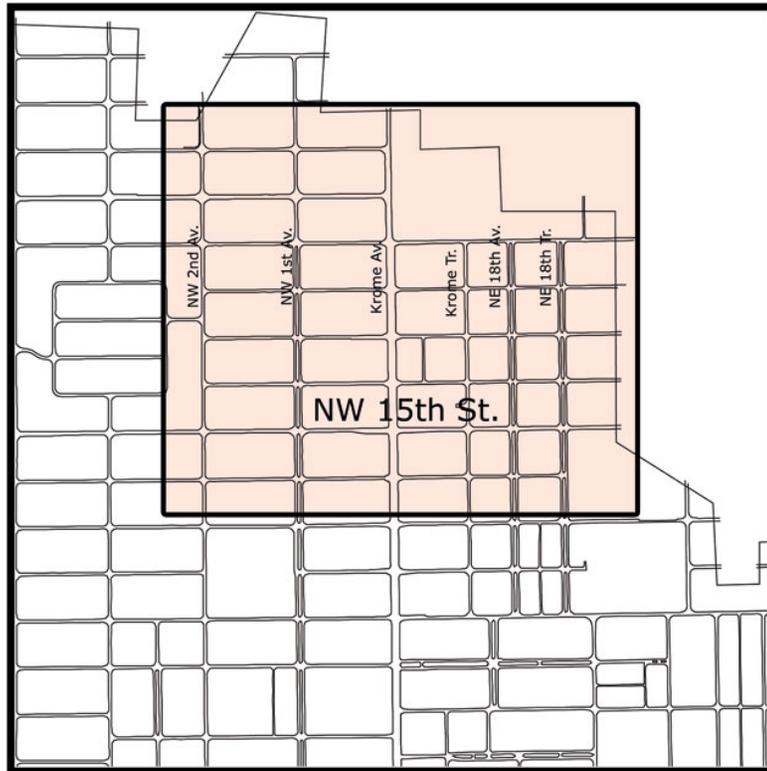
## District Standards

- Refined Parking Lot Design
- Increase Amount of Open Space
- Pedestrian Oriented Design
- Increase Transit Features



Commercial District No 6: Campbell Drive / SW 312th- East Section





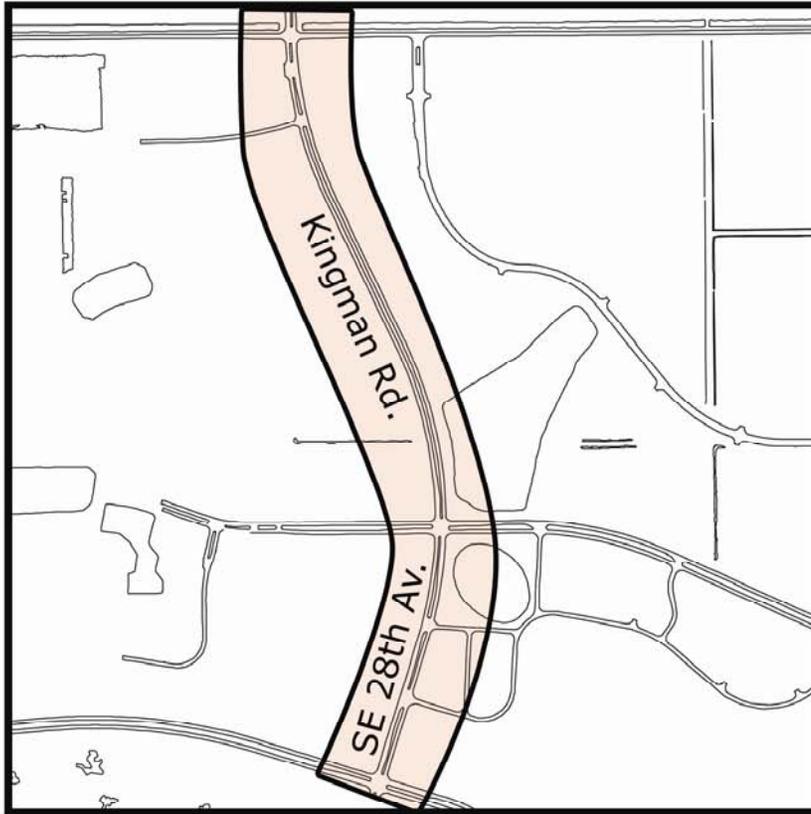
## District Standards

- Parking Areas at Rear or Sides
- Ground Floor Offices to Have Storefront Design
- Pedestrian Oriented Design



## Commercial District No 7: Krome Av. North Limit





## District Standards

- Refined Parking Lot Design
- Transit Oriented Development
- Pedestrian Oriented Design
- Increase in Open Space



## Commercial District No 9: Park of Commerce Corridor



Comments from Historic Preservation Board and Homestead Main Street, Inc.

Homestead Main Street Inc., and the City's Historic Preservation Board had several concern regarding the proposed Commercial Overlay District #8 – Krome Historic District. These comments are currently being addressed and changes are being made to include this area at a later date.

1. Regulations for these 2 separate areas should be drafted to reflect there respective characters
2. The proposed National Register District shall reference the Secretary of Interior Standards for Rehabilitation adopted for the district (effective upon official designation
3. Cross reference shall be made to existing and proposed Ordinances and Regulations
  1. Chapter 14, Article III, Section 14-43 (b) (Historic District Standards)
  2. HPB Resolution R2005-10-26 approved color chart for properties located within the historic district
  3. Chapter 32, Article II, Section 32-6 (Paint Color Exemption)
4. The HPB will use the Architectural Design Guidelines (1995) to govern the historic district (historic designation pending)

- 01-Campbell Dr.
- 02-SW 14th Av.-NW 8th St
- 03-Eagle
- 04-Lone Highway
- 05-Pioneer Commerce Park
- 06-Camp
- 07-Krome Av. North Limit
- 08-Park of Commerce.
- 09-SouthWest Neighborhood

**We will be closely working the representatives from both the Historic Preservation Board and from Homestead Main Street, Inc. in order to create the best possible boundaries and regulations for this area.**

## Conclusion

- The Commercial Design Standards were established to create a sense of place in the City of Homestead.
- These guidelines will create standard and fair regulations for all applicants.
- The quality of commercial development within the City will be elevated.
- We greatly appreciate your attention and input.

