



To: Honorable Mayor and Village Council

Date: March 26, 2012

From: Ron E. Williams, Village Manager

Re: Recommendation for Park
Master Plan Revisions to
Palmetto Bay Park

**A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF
THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO
PALMETTO BAY PARK; RELATING TO PARKS MASTER PLAN;
AUTHORIZING REVISIONS TO THE PARKS MASTER PLAN -
PALMETTO BAY PARK TO INCLUDE TWO OUTDOOR BEACH
VOLLEYBALL COURTS AND OUTDOOR FITNESS STATIONS;
AND PROVIDING AN EFFECTIVE DATE**

BACKGROUND AND ANALYSIS:

During the FY 2011-2012 budget process and as a part of the adopted FY2011-2012 annual budget, the Village Council allocated Capital Improvement funding for the procurement and installation of 1) two outdoor beach volleyball courts and 2) outdoor exercise stations at Palmetto Bay Park contingent upon revisions to the Parks Master Plan (for Palmetto Bay Park) being formally ratified by the Village Council and as may be deemed necessary by the Village Attorney. Subsequently, the Village Attorney has determined that the proposed improvements create a substantial modification to the existing Parks Master Plan, and thus requiring formal amendment via ratification by a four-fifths vote of the Village Council. In that the Village Manager wishes to effectuate park improvements in the form of amenities desirable by the recreating community, which have been fully funded via the 2011-2012 Capital Improvement Program, it is recommended that the existing Parks Master Plan for Palmetto Bay Park be amended to reflect the addition of two outdoor volleyball courts and outdoor fitness stations.

FISCAL/BUDGETARY IMPACT

Estimated Capital Improvement Funds required to fund the procurement and installation of two outdoor volleyball courts and outdoor exercise stations have been allocated as a part of the FY2011-2012 annual budget.

RECOMMENDATION: No recommendation.

1 RESOLUTION NO. _____
2

3 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
4 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PALMETTO
5 BAY PARK; RELATING TO PARKS MASTER PLAN; AUTHORIZING
6 REVISIONS TO THE PARKS MASTER PLAN - PALMETTO BAY PARK
7 TO INCLUDE TWO OUTDOOR BEACH VOLLEYBALL COURTS AND
8 OUTDOOR FITNESS STATIONS; AND PROVIDING AN EFFECTIVE
9 DATE.

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11 WHEREAS, in a continued effort to provide our residents with attractive and usable parks
12 with consistency and a mindset of fulfilling our commitments in implementing installation of
13 selected recreational amenities desired by the community; and
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15 WHEREAS, the recreation community utilizing Palmetto Bay Park has expressed their
16 desire for beach volleyball courts and fitness stations to be installed similar to those currently
17 servicing Coral Reef Park; and
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19 WHEREAS, the Village Council, as a part of the FY2011-2012 budget process, authorized
20 funding for the aforementioned beach volleyball courts and exercise stations, contingent upon
21 approval of the required amendment to the current Parks Master Plan for Palmetto Bay Park; and
22

23 WHEREAS, the Village Manager is therefore recommending the Village Council to
24 authorize the necessary amendment to the Parks Master Plan for Palmetto Bay Park to incorporate
25 1) two outdoor volleyball courts and 2) outdoor fitness stations, with funding allocated from the
26 budgeted FY 2011-2012 Capital Improvement Funds for Palmetto Bay Park.
27

28 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
29 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
30

31 Section 1. The Parks Master Plan for Palmetto Bay Park is hereby amended to
32 incorporate 1) two outdoor volleyball courts and 2) outdoor fitness stations.
33

34 Section 2. Funding for the procurement and installation of the authorized beach
35 volleyball courts and fitness stations shall be that allocated in the FY2011-2012 Capital
36 Improvement Program for Palmetto Bay Park; approved as a part of the FY2011-2012 Annual
37 Budget for the Village of Palmetto Bay, passed and adopted on September 26, 2011.
38

39 Section 3. This resolution shall take effect immediately upon adoption.
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41
42 PASSED and ADOPTED this _____ day of April, 2012.
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44

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46 Attest: _____
47 Meighan J. Alexander

Shelley Stanczyk

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Village Clerk

Mayor

APPROVED AS TO FORM:

Eve A. Boutsis,
FIGUEREDO & BOUTSIS, P.A., as Office
of the Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____
Council Member Howard J. Tendrich _____
Council Member Joan Lindsay _____
Vice-Mayor Brian W. Pariser _____
Mayor Shelley Stanczyk. _____



To: Honorable Mayor and Village Council

Date: March 26, 2012

From: Ron E. Williams, Village Manager

Re: Recommendation for Park
Master Plan Revisions to
Thalatta Estate

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THALATTA ESTATE; RELATING TO PARKS MASTER PLAN; AUTHORIZING REVISIONS TO THE PARKS MASTER PLAN AS IT RELATES TO THE THALATTA ESTATE TO INCLUDE EXPANSION OF THE MAIN HOUSE FOR CONSTRUCTION OF A MULTI-PURPOSE ROOM; A FOUR-FIFTH'S VOTE OF THE VILLAGE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS:

During the FY 2011-2012 budget process and as a part of the adopt FY2011-2012 annual budget, the Village Council allocated Capital Improvement funding for expansion of the Thalatta Estate main house for construction of a multi-purpose room; contingent upon an amendment to the current Parks Master Plan for this facility. To determine the viability of this project, a professional consultant was procured to conduct a feasibility study, with the primary task of justifying such a capital investment.

Mr. Ken Ballard, of Ballard and King Associates, a highly respected firm based in Colorado, concluded that the construction of the proposed multi-purpose room at Thalatta Estate would be a very attractive and in-demand amenity, and generate substantial revenues over and above those currently received. Based on projected revenues, the cost of construction would be returned in-full within a relatively short timeframe. Additionally, the benefits of this improvement are many: the ability to accommodate expanded recreational programs, such as those for seniors; an elegant Village facility for the hosting of the annual State of the Village, corporate seminars and meetings, receptions and other various rentals; and the prestige and notoriety of Thalatta Estate being the premier event venue in South Florida.

As a result of this positive and supportive feasibility study, and the many advantages of the proposed capital improvement, it is recommended that the existing Parks Master Plan for Thalatta Estate be amended to reflect the expansion of the main house for the construction of a multi-purpose room.

Pursuant to Village Council Resolution 09-10, dated January 12, 2009, the Village Council requires a 4/5 vote of the Village Council to substantively change the Parks Master Plan.

As the Thalatta Estate is the subject of three separate grants - including the Florida Communities Trust grant and declarations of restrictive covenants; the Florida Department of Environmental Protection, Florida Recreation Development Assistance Program, and the Florida Department of Environmental Protection Land and Water Conservation Fund Program, the Village Manager, or his designee, will contact the appropriate grant authorities to confirm the modification of the Thalatta Estate plan and scope of use relating to same to ensure continued compliance with all grant funding.

FISCAL/BUDGETARY IMPACT

Estimated Capital Improvement Funds required to fund the procurement/construction of the multi-purpose room has been allocated as part of the FY 2011-2012 annual budget.

RECOMMENDATION: Approval.

1 RESOLUTION NO. _____
2

3 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL
4 OF THE VILLAGE OF PALMETTO BAY, FLORIDA,
5 RELATING TO THALATTA ESTATE; RELATING TO PARKS
6 MASTER PLAN; AUTHORIZING REVISIONS TO THE PARKS
7 MASTER PLAN AS IT RELATES TO THE THALATTA
8 ESTATE TO INCLUDE EXPANSION OF THE MAIN HOUSE
9 FOR CONSTRUCTION OF A MULTI-PURPOSE ROOM; A
10 FOUR-FIFTH'S VOTE OF THE VILLAGE COUNCIL; AND
11 PROVIDING AN EFFECTIVE DATE.
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13 WHEREAS, in a continued effort to develop park facilities to their maximum potential in
14 terms of attractiveness, usability and functionality; and,
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16 WHEREAS, Thalatta Estate presents a unique opportunity for such development with the
17 proposed construction an indoor venue to accommodate new and/or expanded activities; from
18 senior programming to special events; and,
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20 WHEREAS, the Village Council, as a part of the FY 2011-2012 budget process, authorized
21 funding for the aforementioned multi-purpose room, contingent upon approval of an amendment
22 to the current Parks Master Plan for Thalatta Estate; and,
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24 WHEREAS, the Village Manager is recommending the Village Council authorize the
25 necessary amendment the Parks Master Plan for Thalatta Estate to incorporate an expansion of
26 the main house for construction of a multi-purpose room; and,
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28 WHEREAS, the Village Council authorizes the Village Manager, or his designee to contact
29 the appropriate grant authorities, to approve the proposed revisions to the scope of the Thalatta
30 Estate Master Plan;
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32 WHEREAS, pursuant to Village Council Resolution 09-10, dated January 12, 2009, the
33 Village Council requires a 4/5 vote of the Village Council to substantively change the Parks Master
34 Plan.
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36 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
37 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
38

39 **Section 1.** The Parks Master Plan for Thalatta Estate is hereby amended to incorporate
40 an expansion of the main house for construction of a multi-purpose room, as per attachment and
41 presentation at the Special Council Meeting on March 29, 2012.
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43 **Section 2** The Village Manager is hereby authorized to begin the competitive
44 procurement process for the construction of a multi-purpose room at Thalatta Estate.

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Section 3. The Village Manager, or his designee, is to contact the appropriate grant authorities relating to existing grant funding for the Thalatta Estate, to approve the proposed revisions of the scope of the Thalatta Estate Master Plan.

Section 4. A substantial modification of the Parks Master plan requires a 4/5 vote of a majority of the Village Council.

Section 5. This resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this _____ day of April, 2012.

Attest: _____
Meighan J. Alexander
Village Clerk

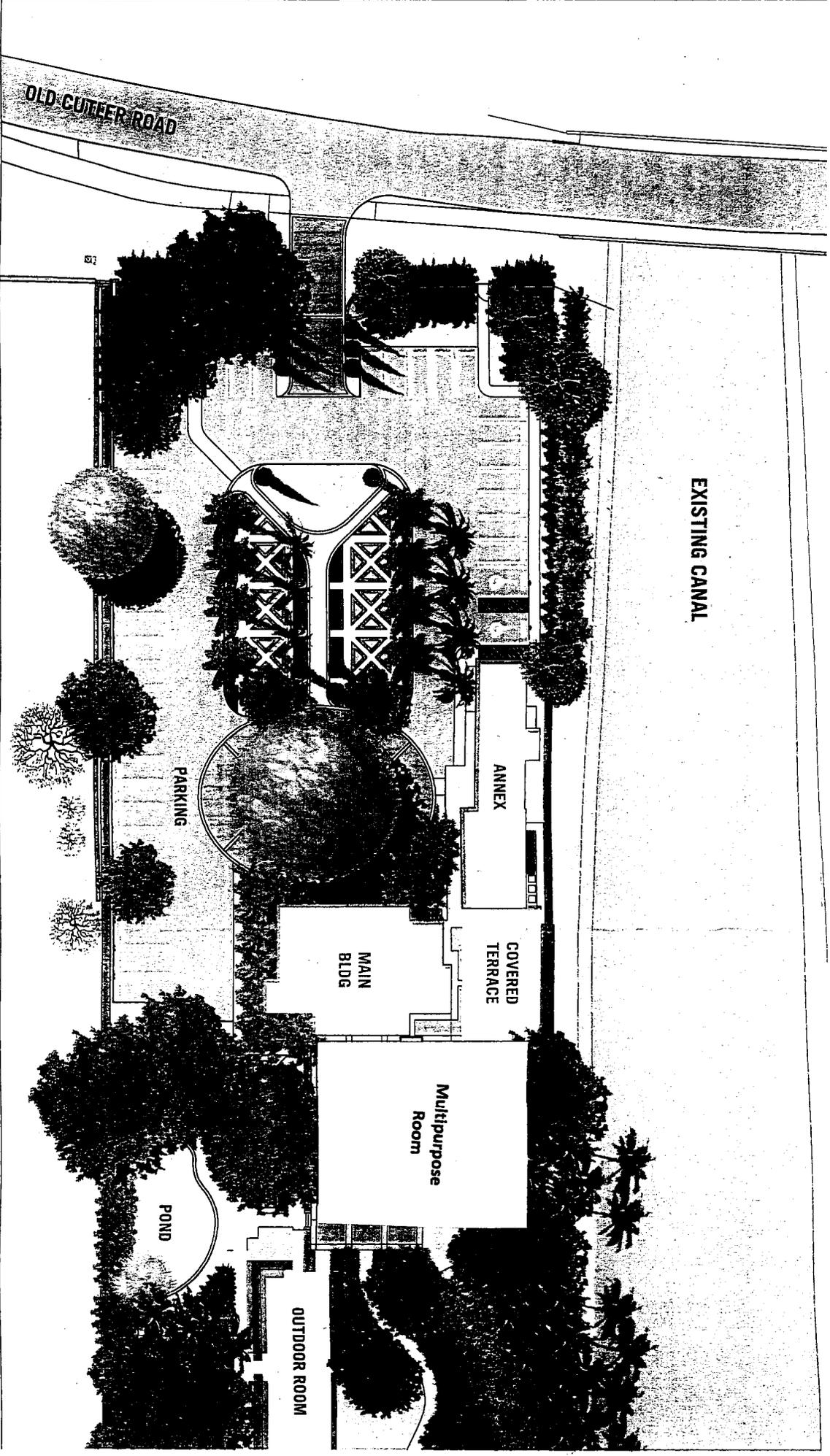
Shelley Stanczyk
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis,
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____
Council Member Howard J. Tendrich _____
Council Member Joan Lindsay _____
Vice-Mayor Brian W. Pariser _____
Mayor Shelley Stanczyk _____



OLD CUTLER ROAD

632

EXISTING CANAL

PARKING

POND

OUTDOOR ROOM

Multipurpose Room

MAIN BLDG

COVERED TERRACE

ANNEX



Multipurpose Room