



Village of Palmetto Bay



**Village Hall/Police
Complex Report
February 2006**

ACKNOWLEDGMENT

VILLAGE OF PALMETTO BAY

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I. EXECUTIVE SUMMARY

In the two years since its incorporation, the Village of Palmetto Bay has transitioned from a fledgling municipality to a thriving community. The “Village of Parks” is now widely considered to be one of the finest cities in Miami-Dade County.

The Village has undertaken a logical three step process in terms of a Village Hall/Police Complex. The first step, to locate a small amount of space for immediate use for planning purposes, was accomplished with the assistance of Chamber South and the Perrine Cutler Ridge Council. The Village established an initial presence comprised of several hundred square feet that was donated by Chamber South at 900 Perrine Avenue.

The second step was to secure longer term temporary space that would be suitable for full operations. The Village currently leases approximately 8,584 SF of space from Michael A. Sontag building located at 8950 SW 152nd Street. This location houses the Village administrative functions and the police unit. Council meetings and zoning hearings are held at the Deering Estate Visitors Center and Southwood Middle School. The space leased at 8950 SW 152nd Street was always considered to be transitional space. A minimal amount of space was leased and the current square footage is insufficient to meet current needs.

The third step in the process was to seek a permanent Village Hall/Police Complex and that is the subject of this report. The process began in late 2003 with an initial analysis of other new cities. It culminated with the appointment by the Village Council in 2004 of a Village Hall/Police Complex Committee.

The recommendation of the Committee is that, in the event that the village Council desires to acquire a site, the committee recommends the acquisition of Building C of the Palmetto Bay Village Center at a cost of \$2,500,000, to include an option to purchase the additional 30+acres of available greenspace on the east and west sides of the property. The owner of the property has indicated a willingness to sell the additional 30 acres for \$3,000,000, which can serve as a passive public park. This represents an acquisition cost of \$93 SF. The cost of new construction is currently estimated at \$250 SF. Building C is approximately 34,000 SF (Square Feet). Other city halls surveyed ranged from 26,000 SF to 72,000 SF, with the smallest having its parks and public works departments at a different location.

There are a number of financial scenarios concerning the possible purchase of this property which are included in the report. The primary variables are the amount of renovation and the amount financed. The amount of renovation ranges from \$350,000 for minimal renovation to \$1,670,000 which represents a full renovation including separation of utilities from the main complex. The option that assumes a minimum amount of renovation projects the total project cost at \$2,850,000. The option that assumes maximum improvements totals \$4,170,000.

The second variable is the amount financed. The Village Council currently maintains approximately \$1,000,000 in a Village Hall fund. Assuming that this amount is applied to the purchase price and that the remainder is financed through the Florida League of Cities, the annual debt service, operating and maintenance budget is estimated at approximately \$407,845 to \$493,713 depending on the extent of the interior improvements. The annual costs could be increased or decreased by an increase/decrease in the capital contribution.

The Village will spend this year \$211,100 for the 8,584 SF currently leased. The amount estimated for the Village to lease 14,000 SF, which is needed for current operations and will be required in the immediate future, is approximately \$403,894 annually.

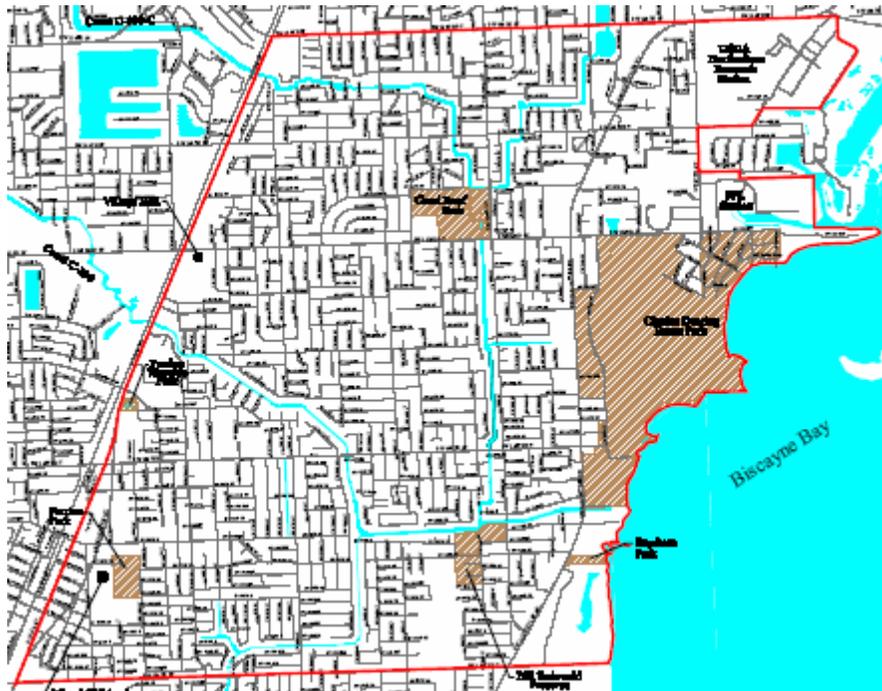
II. HISTORY

A. THE INCORPORATION OF PALMETTO BAY

The Village of Palmetto Bay was born on September 10, 2002 when the referendum to incorporate the city was overwhelmingly approved by the electors. The legislative body composed of five Councilmembers, including the Mayor and Vice Mayor was elected. In accordance with the newly adopted village Charter, Council representation was divided into three main districts (seats), in addition to the Mayor and Vice Mayor seats. The original Council was composed of the following members:

- Mayor Eugene P. Flinn, Jr
- Vice Mayor Linda Robinson
- Councilmember Edward Feller, M.D., Seat 1
- Councilmember Paul Neidhart, Seat 2
- Councilmember John Breder, Seat 3

The first official Council meeting was held on November 18, 2002 at the Deering Estate Visitors Center. To assist with the initial administrative functions of establishing a municipality, the Council hired an Assisting Village Manager who would serve as a consultant to the Council. Following an intensive interview process, the permanent Village Manager position was offered to Charles D. Scurr in February of 2004, a Miami-Dade resident and former city manager. The village of Pinecrest Clerk served as the interim Clerk until the hiring of Meighan Pier as the permanent corporate secretary of the newly created Village of Palmetto Bay in April.



The Village boundaries extend from SW 136th St to the north to the centerline of SW 184th St to the south, and the centerline and island of US 1 to the west and Biscayne Bay to the east, excluding the Kings Bay development.

With the two chartered positions filled, the Village established its temporary offices at the historic Perrine Cutler-Ridge Council (PCRC) building, located at 900 Perrine Avenue. Village officials shared the space with PCRC and Chamber South, which had been operating a satellite office from this locale for a number of years.

The next order of business was to hire the remaining management and administrative team, presumed to be composed of no more than fifteen full-time employees. This strategy was consistent with the established village policy to maximize the use of outsourced contractors, while limiting the number of full-time employees. Outsourcing was becoming an increasingly popular option in government services, and the Palmetto Bay model had been successfully implemented by the Town of Miami Lakes, which had incorporated two years earlier. Additionally, a procurement process was followed to select a service provider to assume the building and permitting functions of the new municipality. CSA Southeast, Inc. was hired consequent to the selection process.

B. ESTABLISHING A NEW MUNICIPALITY

Following the path of the other newly-incorporated municipalities, the first order of business for Palmetto Bay was to establish a roadmap for the transfer of essential services from county control to municipal operation. For this purpose, the village Council established several advisory committees composed of Palmetto Bay residents. The primary purpose of the advisory boards was to assist in the development of village departments and administrative policies.

In the case of Palmetto Bay, and as a condition of incorporation, the village was required to utilize Miami-Dade County for the provision of certain services in perpetuity, including fire rescue services, library services, solid waste collection and specialized law enforcement services. In contrast, local patrol services would be provided by the Miami-Dade County Police Department (MDPD) for the specified period of three years following incorporation. Under this agreement, the local patrol units assigned to Palmetto Bay became the Palmetto Bay Policing Unit with a Police Captain at the helm, acting in the capacity of Police Chief. According to the Charter and interlocal agreements between the county and the village, upon the expiration of the initial three-year period, Palmetto Bay had full discretion to decide whether to extend its agreement with the county and continue to utilize MDPD or establish its own police department.

C. ESTABLISHING A TEMPORARY VILLAGE HALL

While the administrative offices of the Village were housed in the PCRC building, the Palmetto Bay Policing Unit operated from MDPD's Hibiscus Station located at 7827 Hibiscus Street. The ultimate goal, however, was to combine the Village's policing and administrative functions in a single site, which was an impossible option at the PCRC building. Realizing its need for space, the Village embarked on the search for a location within its boundaries that would accommodate its core employees, Village service providers and the Palmetto Bay Policing Unit. Councilmember John Breder lent his expertise in commercial real estate and spearheaded the search.

At the time, it was anticipated the village would need approximately 5,000 square feet of space preferably in a location accessible from South Dixie Highway. Proximity to US 1 was sought to prevent an increase in traffic volume through neighborhood roads as a result of the additional activity created by Village Hall. A comprehensive inventory of available sites brought the village to ultimately choose the building located at 8950 SW 152nd Street, immediately east of US1 on 152nd Street. Although, this site did not offer US1 frontage, it was located immediately east of the highway.

The site had remained unoccupied for a number of years, and was presently owned by Michael Sontag, Inc. Built in 1970, the building housed a Bellsouth calling center and offered an adjusted square footage of 23,842 of interior space. The structure was essentially divided into two main sections to the east and the west by a large hallway corridor. The site offered ample parking in the rear and a separate lunch area for employees. Previous use restrictions placed on the property did not negatively affect village operations at the site with the exception of nighttime Council meetings, which the village agreed to continue at the Deering Estate Visitor Center under a rental agreement with the county.

Although, the interior space was significantly larger than the village required, the owner was amenable to lease a portion of the building. In April of 2003, the village entered into a lease agreement with Michael Sontag, Inc. for the term of ten years. The village initially leased 4,850 square feet or 20% of the building space at \$17 per square foot, plus a 10% increase on each three year anniversary. Additional lease provisions included two five-year term extensions with the right to terminate the lease upon advance written notice of 180 days. Upon the transfer of the Palmetto Bay Policing Unit from the Hibiscus location to Village Hall in August of 2003, the village increased the total leased area to 8,584 square feet. Palmetto Bay finally had a fully operational Village Hall and village officials organized an open house to acquaint all residents with the new municipal center.



Village officials cut the ribbon for the new Village Hall and Police Department

A year after leasing a portion of the building to Palmetto Bay, the owner of the property leased the remaining unoccupied space to Jackson South Health Systems. This allowed the Jackson South Community Hospital, which is within walking distance of the site, to transfer its administrative offices to the new location. The occupation of all available space by Jackson significantly impaired the Village's ability to expand, particularly if the village decided to establish its own police department upon the expiration of its interlocal agreement with Miami-Dade County.

D. A PERMANENT VILLAGE HALL/POLICE COMPLEX

The initial two years following incorporation were marked by significant accomplishments. During this period, the community of Palmetto Bay experienced many positive changes including increased neighborhood policing, a complete renaissance of its parks, expedited and more accessible building and permitting services, cleaner roads and swales, and a leadership that was focused on making Palmetto Bay a world class municipality.

Those first two years were considered the "Years of Planning". The village adopted a comprehensive strategy to implement large-scale projects that examined its feasibility, identified priority areas, established a plan of construction and developed a budget. The result was the completion of the Stormwater Master Plan, the Traffic Circulation Master Plan and the Parks Master Plan. These studies preceded projects that targeted areas of concern to our residents. Additionally, the village set out to establish its own Comprehensive Master Plan to guide future development and redevelopment throughout the village.

During this time, the village also doubled the number of parks from three to six facilities, with one on the bay. The C-100 property abutting Biscayne Bay is expected to be the gem of Palmetto Bay. The site houses a 1926 villa built in the Mediterranean Revival style featuring original Cuban tile and architectural details similar to those of the historic Charles Deering Estate. Additionally, the village was offered 3 acres of vacant land by Publix Supermarkets to convert into a passive park. Final negotiations for the conveyance of the land are currently underway. And finally, Palmetto Bay purchased an additional 3.2 acres of land off Old Cutler Road for a library and park, and another 7.6 acres adjoining Perrine Park to increase the size of the existing facility. Much of the funding for acquisition and redevelopment was provided through grants. In fact, since incorporation, Palmetto Bay has received almost \$6 million in grant funding primarily for park and stormwater projects, which will enable the village to accelerate its capital improvement plan.

The accomplishments of the first years after incorporation had a positive effect on real estate prices in Palmetto Bay. Although real estate prices were on an upward climb countywide, new homebuyers were particularly attracted to Palmetto Bay for its safe environment, great parks and excellent schools. The hike in the real estate market coupled with the high demand for real estate in Palmetto Bay prompted an interest in beginning the process of finding a suitable location for a permanent village hall. For the

reasons stated below, the Council proceeded to initiate the process while the property inventory would still allow alternative options to the village:

- Long-term cost-savings of buying versus renting
- Additional space that better serves the needs of the community (i.e. community meeting rooms, recreational areas, training and workshops, etc...)
- Establishing a community identity through the civic component
- To have full discretion over the physical features and operational functions of the property
- Appreciation in property value
- Municipalities, as a general rule, own their own municipal hall

III. VILLAGE HALL/POLICE COMPLEX COMPARATIVE ANALYSIS

The first step in the process was to establish a basis of comparison to serve as the foundation for our search process. Staff identified those municipalities who had either recently built a municipal center or were in the final stages of construction. Following that criteria, three municipalities were chosen which included the City of Aventura, the Village of Key Biscayne and the Village of Pinecrest.

Staff met with each municipality individually, surveyed their facilities and studied their budgets. The compiled data was utilized to develop a comparative analysis of each facility. The analysis was intended to assist in the determination of square footage and space requirements for Palmetto Bay, project feasibility and potential costs for the village. A copy of the comparative analysis has been incorporated as Appendix 1.

The study compared the cost of construction to build a new complex and the cost of acquisition to purchase an existing building and retrofitting the space to accommodate village functions. With very few exceptions, the second option would likely increase overall costs as a result of land acquisition expenses. The study revealed a steady increase in construction costs, including land acquisition expenses. In fact, the square footage cost for the City of Aventura was \$231.95 in 2002 while Pinecrest paid \$328.61 in 2004. The difference translates into a 29% increase over Aventura.

The report also highlighted the design philosophy adopted by Key Biscayne and Pinecrest in their site selection and building design, noting that the common theme among the two municipal centers was to build a government structure that is complimented by a recreational facility. The location was inviting and attractive where residents could visit with their elected officials and enjoy the facility. The idea was to develop a “town center” that gave the community a sense of identity while promoting the concept of “government for the people.”



The Key Biscayne Civic Center, pictured to the left, was built across from their newly constructed state-of-the-art multipurpose center, creating a seamless relationship between the village’s recreational and civic components and increasing accessibility to Village Hall.

Additionally, the report also preliminarily described three viable site options available to the village, in accordance with the recommendations presented by the Palmetto Bay Village Center Charrette and the Southwest Palmetto Bay Charrette committees. Those recommendations are further discussed in the following two sections of this report.

The three sites included the Michael Sontag building, which was under a lease agreement with the Village and Jackson South as previously explained, vacant land east of Perrine Park and Building C of the Palmetto Bay Village Center. Interestingly, all sites with the exception of the Michael Sontag building, offered opportunities to incorporate a recreational component in the design of the future village hall, following the Key Biscayne and Pinecrest approach. However, due to the proximity of Building C to Biscayne Bay, there was a concern that village operations could be hindered following a major storm event.

The comparative analysis report recommended that the village proceed with a two-step approach:

- appointing an advisory committee to study the various alternatives available to the village and recommend the best course of action to the village Council
- hiring an engineering firm to assess the suitability of Building C of the Palmetto Bay Village Center if the facility was to be considered as a potential site

IV. THE SOUTHWEST PALMETTO BAY AREA CHARRETTE



Southwest Palmetto Bay
Charrette Study Area

Prior to incorporation, the Perrine-Cutler Ridge Council had been working hard to bring needed infrastructure improvements to the southwest area of what later became Palmetto Bay. This effort was intended to revitalize the predominantly commercial corridor, which was in dire need of sewer improvements.

After incorporation, village officials joined the Perrine Cutler-Ridge Council in their efforts. The Council partnered with the Community Planning Section of the Miami-Dade County Department of Planning and Zoning to study the area and develop a charrette report to establish an urban pattern of growth that would guide future redevelopment activities in the area.

The study area established for the purposes of the study was defined on the west and south by the village limits, U.S. 1 on the west and SW 184th Street on the south, the C-100 canal on the north and SW 92nd and 94th Avenues on the east, along with areas south of SW 168th Street. A charrette committee was organized with fourteen appointed members, which included the following individuals:

Tom David, Chair
Gabe Bifano, Vice-Chair
Karl Cetta
Carlton Decker
Denise Heacock
Louis Kallinosi
Steve Kreisher
Chuck Latshaw
Richard Lujan
Philip Ludovici
Joyce Masso
Baldir Singh
John Strautman
Carolyn Theile

Several public meetings were held where residents, stakeholders, elected officials and government officials had the opportunity to provide input into the planning process and collectively participate in the development of a vision for the area. As detailed in Appendix 2, the process resulted in several urban design recommendations developed in response to the needs identified during the charrettes.

The recommendations were as follows:

1. Improve SW 94th Avenue with landscaping
2. New mixed-use development on Maroone Nissan property
3. Promote pedestrian activity between the Busway stations and mixed uses on the Island
4. Improve cross-island streets with sidewalks and landscaping
5. Provide a new north-south street connection within the Island
6. Provide entrance gateways along U.S. 1 on the Island
7. Improve Franjo Road with pedestrian amenities and landscaping
8. Implement a street grid west of Perrine Park
9. **Provide a Village Center/Hall on vacant land east of Perrine Park**
10. **Create a civic presence along Franjo Road**
11. Construct sidewalks missing in various areas
12. Provide street trees and landscaping wherever absent
13. Improve street furniture and lighting
14. Improve landscape on public right-of-ways
15. Improve U.S. 1 with pedestrian amenities and landscaping
16. Provide mixed-use land use categories in the Village's comprehensive plan
17. Revise Zoning Code to allow mixed-use and pedestrian-friendly development

The Southwest Palmetto Bay Area Charrette report is a document that will be of relevance for the next 10 to 20 years, depending on the rate of growth for the area. The recommendations rendered by the committee will transform the area into a mixed-use walkable urban neighborhood.

According to the report, nearly all charrette participants suggested the inclusion of a Village Hall in the Perrine Park area, citing two alternative locations for the site. One possible location was the vacant land next to Miami Children's Hospital and the other was on vacant land along Franjo Road opposite Guava Street. As previously mentioned, this recommendation was given consideration in the Village Hall/Police Complex Comparative Analysis Report.

V. THE PALMETTO BAY VILLAGE CENTER CHARRETTE

As the village proceeded with its ambitious agenda, the former site of the Burger King Headquarters, which had remained vacant since Burger King's relocation to the Blue Lagoon area, was sold to a private party who intended to redevelop the site, which included three buildings with one detached structure known as Building C. It should be noted, that upon purchasing the property, the owner offered the village a lease option for Building C. The offer was not contemplated since the village had already entered into a lease agreement for the Sontag building.



Aerial view of the Palmetto Bay Village Center

The new property owner, 17777 Old Cutler Road LLC, planned to redevelop the site into a mixed-used complex with retail and professional offices, upscale residences and potentially an educational and civic component.

The owner, through its President, Scott Silver, hired the firm of Dover, Kohl & Partners to develop a master plan for the property. The challenge in this exercise was to create a plan that would not be incompatible with the existing restrictive covenants of the property.

In an effort to gain input from the residential and business community, the consultant organized a series of charrettes and invited the village to appoint four members to the Charrette Advisory Committee. Accordingly, the village Council appointed the following members:

Frank Rollason, Chair
Brian Pariser
Laura Traeger
Jilla Montenegro

The purpose of the committee during the project's planning process was to attend the public sessions, promote active citizen participation in the process, represent the interests of the groups and organizations they represented, and ensure that property owners, residents, the business community and other stakeholders were kept informed and involved.

After holding several planning workshops and committee meetings, and in consideration of the restrictive covenants bestowed on the property, the committee rendered its recommendations in a report dated November 2004, a copy of which is attached as Appendix 3.

The general recommendations were as follows:

1. Do not support leasing of existing buildings or any additional development for primary use as a school, public or private.
2. Support leasing of existing buildings for up to 314,000 sq. ft. of office space use with accessory permitted uses.
3. Support the development of a 300-unit senior living facility on the northern end of the property.
4. Support the development of not more than 100 residential units of high-end townhomes along with a limited amount of retail space to serve the residents.
- 5. Support public purpose/municipal uses.**
- 6. Support a system of park and recreational passive and active uses.**
7. Perform a traffic study of proposed uses at the Village Center, prior to approval of any new uses.
8. Enhance foliage density along the eastern side of Old Cutler Road

The Palmetto Bay Village Center Charrette Report was the first to be completed in Palmetto Bay since the incorporation of the area. After a number of workshops and deliberations, the committee members felt it was appropriate to incorporate a municipal component in the overall master plan of the property. The specific recommendations made for a future Village Hall site were as follows:

- a. relocate Village Hall to existing 35,000 sq.ft. building through a conveyance to Village (counts as part of 314,000 office sq.ft.)
- b. provide adequate parking to serve municipal uses
- c. create a civic plaza adjacent to Village Hall
- d. construct observation and park pavilion structures to provide views across the bay
- e. consider landmark municipal building at entry to serve a public purpose such as a library

Due to the restrictive covenants of this property, it is important to note that the report cites no inconsistencies with the committee's recommendation and the covenants. However, as first mentioned in the Village Hall/Police Complex Comparative Analysis, there was concern over the structure's ability to survive a major hurricane and the feasibility of continuing operations at the site in the aftermath of a storm. Consequently, before consideration was given to this option, the village hired the firm of Wolfberg-Alvarez & Partners to conduct an analysis of the exterior building envelope of Building C of the Palmetto Bay Village Center.

VI. ANALYSIS OF THE EXTERIOR BUILDING ENVELOPE FOR BUILDING C

To mitigate concerns regarding the structural integrity of the property and its ability to withstand the impact of a major hurricane, the village took appropriate action and hired an architect to assess the stability of the structure. The firm of Wolfberg-Alvarez & Partners had been under a continuing services agreement with the village and was therefore selected to conduct the study, incorporated as Appendix 7.

The architect used data compiled by the University of Miami for a Facility Condition Analysis completed in 1993 when the school planned to move some of its facility to the Palmetto Bay Village Center. The study commissioned by UM was focused on evaluating the exterior building envelope to resist the impact of a category 5 hurricane.

By visiting the site and using the information provided in the UM report, Wolfberg-Alvarez concluded that it would be appropriate for the village to follow a 60-90 day due diligence process to allow for a more detailed study of the building systems and installation of equipment. The detailed evaluation would include electrical service, emergency generation, air conditioning, plumbing, roofing and the other systems that could interfere with continuing village operations. This process would allow for a more accurate picture of the costs associated with the hardening of the building and building systems, if necessary. More specifically, the research would provide a clearer picture of the costs to isolate the mechanical, electrical and plumbing systems from the main building.

Based on the preliminary information available and conservative assumptions made by the architect, the total project cost could range from \$2.4 to \$3.45 million to improve different areas as further detailed in the report. It should be noted, however, that 66% of the total cost was dedicated to interior renovations, which is a flexible figure depending on the scope of the interior work assumed by the village. Several factors could significantly impact the interior costs, including the selected finishes and overall program planned by the village which was not provided in detail to the architect. The table shown below illustrates the anticipated initial costs of the improvements necessary to make the building suitable for municipal operations.

Breakdown of Retrofitting Expenses for Building C of the Palmetto Bay Village Center:			
Immediate Expenditures	Minimum	Moderate	Maximum
**Structural & Envelope Improvements	100,000	175,000	250,000 *
**Exterior Doors and Windows Improvements	70,000	100,000	130,000 *
Replacement of Existing Roofing	80,000	85,000	90,000 *
Interior Finish (inc. Council chambers)	100,000	300,000	500,000 (estimate)
Total	350,000	660,000	970,000
Future Discretionary Expenditures			
Independent Mechanical, Electrical & Plumbing System	560,000	630,000	700,000
Total (including independent systems)	910,000	1,290,000	1,670,000

*Based on estimates provided by the Wolfberg Alvarez report dated 1/20/05
 **Costs for exterior structural hardening and back-up generator system are reimbursable grant expenses

VII. VILLAGE HALL/POLICE COMPLEX COMMITTEE

In accordance with the recommendations made in the comparative site analysis report, the village proceeded to appoint a Village Hall/Police Complex Committee. The five-member committee was composed of Palmetto Bay residents. The Council appointed residents who were able to offer their knowledge of real estate, law and familiarity with Palmetto Bay. Members of the Village Hall/Police Complex Committee included:

Paula Palm
Brian Pariser
Thomas Ringel
Bob Roberts
Janet Ray Weininger
Susana Cetta
Councilman John Breder, Council liaison

The appointment of the members was ratified through the adoption of Resolution Number 04-44, incorporated herein as Appendix 4. The advisory committee was charged with the responsibility of conducting a subsequent study of the options presented in the Village Hall/Police Complex Comparative Analysis report previously presented to Council. The committee would develop and present a recommendation to Council recommending a location for a permanent civic center complex.

A. SEARCH PROCESS AND METHODOLOGY

Following the models of other municipalities who had successfully implemented an innovative design for their municipal center, the vision for the Palmetto Bay Village Hall Complex evolved into more of a civic complex, which combined recreational and civic components. The site would house the village's administrative and police offices and provide other civic amenities for the enjoyment of residents and visitors. Based on the information presented in the Village Hall/Police Complex Comparative Analysis, the advisory committee established the following guidelines as the search process began:

Minimum Requirements:

- At least 20,000 square feet of space
- Commercial site of 2.5 acres
- Proximity to an arterial roadway
- Sufficient parking space to accommodate attendees during public meetings

Preferred Amenities:

- Proximity to US 1 Highway
- Close to public parks and greenspace

In an increasingly active real estate market in a community that is essentially built out, the task to find a suitable location that was also affordable to the village was short of

challenging. Once the guidelines were established, the committee proceeded to make a list of all US1 property owners whose properties fit the criteria. Each owner received a letter from the village manager inquiring about the owner's interest in selling the property to the village. A copy of said letter is included as Appendix 5. In the end, a total of 26 commercial owners were contacted by mail.

Committee members also took time to visit newly completed municipal centers for the Villages of Pinecrest and Key Biscayne, while simultaneously beginning to dialogue with the owners of the Michael Sontag building, TotalBank building, and the Palmetto Bay Village Center. Although not immediately located within an arterial road, these properties were all in proximity to a major arterial and all matched the criteria earlier defined. Additionally, the owners of the TotalBank and the Palmetto Bay Village Center had expressed an interest in possibly selling their properties to the Village. The committee also pursued the Neighbor's Grocery store located on the US 1 island which was on the market at the time.

VIII. POTENTIAL SITES

With only one favorable response to its inquiry letters from DAP Enterprises, the committee identified a total of eight potential sites. The list included those sites that were for sale and available, offered enough land space for new construction, the owner had expressed an interest in selling their property for the village's purposes, or simply because they met the criteria for a village hall. Simply stated, the committee considered all possible viable options including new construction and eminent domain.

Opportunities for new construction included the land to the south and east of the Publix Supermarket located on US 1 and SW 144th. The land was owned by Publix to provide a buffer between the supermarket and the neighborhood and had been offered to the village at no cost for a passive park. The other alternative for new construction was the Neighbor's Grocery Store off US1, which required demolition. Acquisition through eminent domain would be necessary in the event the Sontag building, the EuroFurniture site or the Palmetto Bay Center would be chosen for acquisition, as these owners did not have an interest in selling their properties to the village.

In the end, all eight properties were chosen based on their individual merits, whether vacant or developed, and the ability of the site to accommodate existing and future village operations. Of particular concern, discussed at length during committee meetings, was selecting a site of acceptable dimensions to house a Village-operated police department. Although police operations are running remarkably well with the county agreement, the Village may choose at some point in its future to establish its own police department or potentially expand its current administrative operations.

It was important to secure enough space to prevent future costly construction expenses or the splitting of the police and administrative functions into separate locations. The latter strays from the idea of establishing the civic center envisioned by our Council and is in conflict with the present policy of having police department functions at Village Hall which promotes unity and better communications among departments.

The eight sites identified for a future Village Hall/Police Complex were as follows:

- | | |
|--|--|
| 1. TotalBank | 17945 SW 97 Avenue |
| 2. Neighbors Grocery | 9705 E Hibiscus Street |
| 3. Palmetto Bay Village Center, Building C | 17777 Old Cutler Road |
| 4. *Michael Sontag, Inc. | 8950 SW 152 Street |
| 5. DAP Enterprises | 8925 SW 148 Street |
| 6. Publix Park | SW 147 th St and 87 th Place |
| 7. *EuroFurniture | 14707 S. Dixie Highway |
| 8. *Palmetto Bay Center | 15715 S. Dixie Highway |

**these owners were not interested in selling, therefore acquisition of their properties would occur through eminent domain*

All site owners were contacted by the Village with only four responding favorably to the Village’s request to a meeting in order to discuss the potential sale of their property. The four owners who agreed to meet with village officials included the owners of the Neighbors Market, the Palmetto Bay Village Center, TotalBank, and DAP Enterprises.

To further study the viability of the properties to become a Village Hall, an initial cost analysis was developed for each site based on the offers presented to the village that considered the following factors, as applicable:

- Real costs of land acquisition
- Real costs of building acquisition
- *Retrofitting expenses
- *Demolition expenses
- *Construction expenses
- Eminent Domain costs
- *Maintenance and operating expenses

**estimated figures based on current average costs*

The table below shows the estimated relative costs to the village for each available site. For the purposes of estimating total project expenses, construction costs are estimated at \$250 per square foot.

Property	Address	Total Square Footage	Acquisition Cost	Renovation/ New Construction Cost	Total Project Cost	Cost Per Sq. Feet
TotalBank	17945 Franjo Road	22,627	\$6-\$7 million	e \$600,000	\$6.6-\$7.6 million	\$292-\$336
DAP Enterprises	8925 SW 148 St	25,135	\$4,500,000	e \$600,000	\$5,100,000	\$203
Neighbors Grocery (requires demolition)	9705 E Hibiscus St	25,000	\$3,200,000	e \$6,350,000*	\$9,550,000	\$382
Palmetto Bay Village Center, Bldg. C	17777 Old Cutler Rd	33,989	\$2,500,000	e \$660,000	\$3,160,000	\$93
Publix Park	SW 147th St and 87th Pl.	25,000	\$0	e \$6,250,000	\$6,250,000	\$250
*Michael Sontag, Inc.	8950 SW 152 Street	23,842	e \$6,000,000**	e \$500,000	\$6,500,000	\$273
*EuroFurniture	14707 S. Dixie Highway	25,703		Not Available		
*Palmetto Bay Center	15715 S. Dixie Highway	48,160		Not Available		

**includes \$100k for demolition*

***includes legal expenses for eminent domain process*

Lengthy discussions among committee members and staff led to an official recommendation from the committee, which narrowed the list down to three sites, all of which had willing sellers. The sites were chosen based on existing and potential amenities, size and location.

Prior to its decision, the committee also discussed several alternatives that would lower the village’s initial investment if Building C was pursued versus new construction at the

Publix site. The alternatives presented options for the village to use prior year carryover and savings and bond less than 50% of the cost in both scenarios. As earlier mentioned, committee members also considered the recommendations made pursuant to the Palmetto Bay Village Center and Southwest Palmetto Bay Area Charrettes.

The recommendation, which was presented to the Village Council during an official Council meeting, directed staff to begin negotiations with three preferred sites which included:

- TotalBank Building
- Neighbor's Grocery
- Palmetto Bay Village Center (Building C)

The recommendation was accepted and the Village Council also directed staff to determine the potential cost of eminent domain for the Michael Sontag site. Mr. Ringel was asked to participate in the negotiation meetings, along with Councilman Breder and village staff. Copies of the meeting minutes of March 8, 2005 have been included as Appendix 6.

IX. ANALYSES OF INDIVIDUAL SITES

A. TOTALBANK BUILDING

The idea to pursue the TotalBank building stemmed from the desire to locate a site that combined civic and recreational components. Its easternmost boundary is contiguous to the western boundary of Perrine Park, slated to become state-of-the-art recreational facility. This relationship not only creates the recreational environment previously discussed, but also allows additional parking options for park patrons.

With 22,627 square feet of space, the building satisfies the space requirements for a Village Hall. The existing parking and building capacity accommodates current and future village functions. Additionally, the building is located in the heart of the Southwest Palmetto Bay area, the subject of the charrette study previously discussed. Although not directly accessible from US 1, the building is located within one block of the highway. The property's attributes, earlier discussed, make it an attractive option to the Village.

The property requires some retrofitting to accommodate a Council Chambers and administrative and police offices, estimated to cost \$600,000. The site has certain inherent limitations, namely the lack of flexibility of the space coupled with the costs of bank-related improvements completed by TotalBank, which would be passed onto the village in the sale. The space does not allow for a Council Chambers anywhere but the main lobby directly at the entrance of the building where teller operations and officer workstations currently sit, and where the reception area would normally be located. Additionally, the bank has installed new vaults and non-static tiles and has made other costly improvements unique to the bank industry, which will serve no purpose to governmental operations. The improvements were completed just recently, and the costs are anticipated to be included in the final selling price.

Information regarding the TotalBank facility has been included in this report pursuant to Council's direction to negotiate a sales price with the property owners. The initial offer made to the Village was \$6-\$7 million. The village held one meeting with Ms. Yvonne Debesa, Chief Executive Officer of the bank. Councilman Breder, Mr. Ringel, Mr. Scurr and Mrs. Cadaval were attending on behalf of the village. However, negotiations after the meeting were inconclusive. Ms. Debesa indicated the bank would rather be presented with an offer from the village than to provide a sales price for the property, but that she would confer with the bank's Chief Financial Officer before giving a final response. Shortly thereafter, the village was contacted via email (Appendix 8) and was notified that the bank would not be submitting a figure, as they were not interested in leaving their location.

<u>Property Highlights</u>	
TotalBank Building	17945 SW 97 Avenue
Square Footage:	22,627 sq. ft.
Acreage:	3.98 acres
Amenities:	Contiguity to Perrine Park Proximity to the US 1 highway
Acquisition Cost:	\$6-\$7 million



B. NEIGHBOR’S GROCERY STORE

The Neighbor’s Grocery Store is located between Guava and East Hibiscus Streets in the area known as the US 1 island, which refers to the center area along US1 bound by the southbound and northbound lanes. The property is easily accessible from either side of the highway and provides sufficient acreage to accommodate a 25,000 square foot facility along with required parking.

A small one-story building occupies the property. The building currently serves as a local grocery store, but the owner has expressed his willingness to sell the property to the Village. Like the TotalBank building, this property also sits within the Southwest Palmetto Bay area slated for redevelopment. As earlier mentioned, this area has been targeted for the new Village Hall in an effort to spur viable redevelopment in the area.

Due to the condition and layout of the building, the structure would need to be demolished and a new building constructed; one that adequately fits the needs of the village. This option can have both advantageous and unfavorable results for Palmetto Bay as it allows for complete control over space design, but at a much costlier price. In fact, construction costs are currently estimated at \$250 per square foot.

The property was verbally offered to the village for \$3.2 million. Since the owner had already entered into a real estate contract with another party and had a contingent contract with a third party, formal negotiations were never reached. The owner has since closed on the property for \$3.1 million according to county records. If the village decided to further pursue this option, property acquisition, along with the subsequent demolition and construction costs would be in the upwards of \$9 million, assuming the new owner made a marginal profit of \$100,000.

Property Highlights

Neighbor's Grocery Store
9705 E. Hibiscus Street

Square Footage:
Not applicable as existing building
will be demolished

Acreage:
2.60

Acquisition Cost:
\$3,200,000



C. PALMETTO BAY VILLAGE CENTER, BUILDING C

The Palmetto Bay Village Center, formerly known as the Burger King Headquarters, is located north of Eureka Drive and immediately east of Old Cutler. The property sits adjacent to Biscayne Bay and has been offered with additional greenspace that could potentially serve as a passive park with accessibility to the water. Additionally, the property includes a lagoon in the rear which has been offered to the village, but is not conditional to the sale. The amount of greenspace offered is estimated at +-30 acres, not inclusive of the existing lagoon.

The site shares its northernmost boundary with a vacant property recently acquired by the Village slated for an environmentally-oriented park complimented by an environmentally-oriented library. A meandering trail encircles the property leading to the village's future library site and the historic Old Cutler Bike Trail. The village is considering the free-standing building in the Palmetto Bay Village Center complex, otherwise known as Building C shown in red on the map below, as one of the options for a Village Hall. The stand alone structure is 33,989 square feet in size.

Acquisition of the site enables the village to connect Village Hall and the greenspace to the adjacent park and library by enhancing the existing walking trails. The merits of this property include its proximity to the bay and the Village-owned park, the connectivity to the C-100 site earlier mentioned through the Old Cutler Bike Trail, the potential for additional greenspace, and the size of the structure, which exceeds the 25,000 square foot minimum. The additional space gives the Village a unique opportunity to offset acquisition and retrofitting costs by leasing space to comparable entities.

Following the recommendations of the committee and direction from Council, village officials met with Scott Silver and negotiated a sale price of \$2,500,000. Additionally, the owner offered to the Village the option to purchase an additional 30 acres of land for park purposes for the amount of \$3,000,000, and will allow the Village time to seek grant

funding for the land purchase. The Village, however, will not be under any obligation to purchase the additional parkland. Based on a preliminary review of land attributes, it is believed the prospects of qualifying for local and state grant funding to purchase the greenspace are extremely favorable. Additional relative costs include those expenses to retrofit the property as further detailed in Section 6 of this report. Other concerns pertaining to the insurability of the building were addressed with the Risk Manager from the Florida League of Cities, who visited the site and cited there would be no issues or concerns with regards to insuring the property.

In order to avoid any potential conflicts or appearance of a potential conflict, the village attorney requested a formal opinion from the Miami-Dade County Commission on Ethics since the property owner would be coming before the Zoning Board for matters relative to the property. According to the opinion rendered by the Ethics Commission, a copy of which is included as Appendix 9, there is no ethical conflict in acquiring the property. The village proceeded to request a formal letter from Mr. Silver delineating his offer.

Property Highlights

Palmetto Bay Village Ctr.
17777 Old Cutler Rd.

Square Footage:
33,989 sq. ft.

Acreage:
5-21 acres

Acquisition Cost:
\$2,500,000 for Building C
\$3,500,000 for additional acreage



D. MICHAEL SONTAG PROPERTY

The Michael Sontag property is where Village Hall currently operates. The building houses the police department and administrative offices, including the Building and Zoning Department. The property is 23,842 square feet in size with Village Hall occupying 8,584 square feet plus shared use of common areas adding an estimated 3,000 square feet. A lease agreement exists for the 8,584 sq. ft of occupied space at a cost of \$146,000 annually paid in monthly installments. The agreement contains a 10% escalator clause. The remaining space of approximately 12,000 sq. ft. has been leased to Jackson

Health South to house its administrative function for a five-year period with several extension clauses.

The size of the property, as it currently exists, will adequately house the Village's administrative and police operations as well as a Council Chambers. Additionally, the building is large enough to accommodate any potential future expansion of the Village for a number of years to come. The structure has survived a number of hurricanes over the years, including Hurricane Andrew in 1992. Its location is preferred due to its proximity to the US 1 highway and accessibility to all village residents.

Acquisition of this property would occur through eminent domain, as the owner has declared he is not interested in selling his property. The Village Attorney requested an appraisal of the property and estimated the legal fees for acquisition of the property through eminent domain. The appraisal report completed by Ulmer, Hicks & Schreiber, P.A. values the site at \$4,360,000, and the analysis of the legal process involved in eminent domain proceedings made by the village attorney estimates legal fees at \$1,640,000 for a total of \$6,000,000. This figure, however, does not include the costs of interior renovations for a Council Chambers and interior space design. The current interior design of the building is only functional on temporary basis, but will prove a challenge for long-term use. Additional consideration must also be given to the owner's current lease agreement with Jackson South, which is effective for an initial period of five years.

<p style="text-align: center;"><u>Property Highlights</u></p> <p>Michael Sontag, Inc. 8950 SW 152 Street</p> <p>Square Footage: 23,842 sq. ft.</p> <p>Acreage: 3.6 acres</p> <p>Acquisition Cost: \$6,000,000</p>
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X. ACQUISITION AND RENTAL COSTS COMPARISON

As earlier indicated, the search process began with a strategy and a purpose. The strategy was to develop a potential site inventory and the purpose was to find a suitable location that fit the needs of the community in order to secure an affordable property that was owned rather than rented, and that would yield cost-savings in the long-term. The cost-savings benefit was an important factor in the decision-making process.

In order to establish whether the acquisition option was more cost-effective than the leasing alternative, staff prepared a spreadsheet showing long-term costs for the two properties under consideration for the next five years. The information is presented in three parts, considering minimal, moderate and maximum improvements in accordance with the breakdown provided in Section 6 of this report. Additionally, the calculation of expenses includes the various options for buying down the village's debt if the acquisition option is pursued. The comparison of village options is provided in Appendix 11.

First, the comparison tables shows the current lease, maintenance and rental fees paid by the village to lease the 8,584 sq. ft. of space it currently occupies, based on the terms of the current lease agreement. The calculations also assume rental fees remain constant. However, as noted in the executive summary, this amount of space is insufficient for village functions. Storage alone has become increasingly challenging in the limited space.

Secondly, the tables show the cost to the village for the rental of a larger facility presumed to be 14,000 sq. ft. at approximately \$20 per square foot, which is based on an approximate current market value. Thirdly, calculations are provided for rental costs of a 25,000 sq. ft. facility, which is the total amount of space the village seeks to acquire. This option does not include any rental fees, as the added space would accommodate Council meetings and Zoning hearings. Finally for comparison purposes, information is provided on the rental of a 34,000 sq. ft. facility, which exceeds the village's current space needs but is comparable to the size of Building C.

The various rental options are then compared to the different acquisition alternatives available to the village in order to come up with the difference between all options. Option 1 shows the cost differential for the full annual debt service, with option 2 showing the difference with a buy down of \$1 million and the last option refers to a buy down of \$2 million. As earlier stated, this exercise is repeated for the total assumed debt in the case that minimum, moderate or maximum improvements are completed at the discretion of the village. The tables also show the amount of funding available to the village to exercise the acquisition option.

The calculations reveal an increase in village expenses when the purchasing options are compared to the rental expenses for the space currently occupied. However, the figure decreases dramatically when rental expenses for a 14,000 sq. ft. facility are compared to the acquisition alternatives. Finally, the expenses turn into savings under all three

scenarios when the rental option for a 25,000 sq. ft. facility is compared to each of the acquisition options with Purchase Option 3 yielding the most significant savings.

XI. COMMITTEE RECOMMENDATIONS AND CONCLUSION

The process to find a permanent Village Hall for the Village of Palmetto Bay has been a very involved and interesting one. Once the decision was made to embark on this endeavor and a committee was formed, the committee identified the potential sites and contacted potential site owners as earlier discussed. A total of eight sites were initially identified with only two possible sites remaining in the final phase of the search process, essentially the Michael Sontag Building and Building C of the Palmetto Bay Village Center. The dramatic decrease in available options is a testament to the volatility of the current market.

The committee was called to order once again upon the conclusion of the negotiating sessions with the various owners. The purpose of the meeting was to render a final recommendation to be presented to the village Council for consideration. The committee contemplated the following options in its deliberations:

1. Acquiring the Michael Sontag building through eminent domain at a cost of \$6,000,00
2. Acquiring Building C of the Palmetto Bay Village Center at a cost of \$2,500,000 for the building with a no-obligation clause to purchase 30 acres of greenspace for \$3,000,000
3. Continue operations as they currently exist and repeat this process in the future

It should be noted there has been little inclination among committee members for the last option since significant increases in both construction and acquisition costs are almost certain.

If the acquisition option is pursued, the village is essentially looking at a 46% cost differential between the two available sites. As the table below shows, a cost comparison of the sites indicates the least expensive option currently available to the Village is the acquisition of Building C of the Palmetto Bay Village Center.

COST COMPARISON TABLE			
	Palmetto Bay Village Ctr		Michael Sontag, Inc.
Building Acquisition	\$	2,500,000	\$ 4,360,000
New Construction		-	-
Demolition		-	-
Retrofitting		660,000	500,000
Eminent Domain		-	1,640,000
Total Cost	\$	3,160,000	\$ 6,500,000

As earlier indicated, the Council's third option at this time is to continue its lease contract with Michael Sontag for the 8,584 square feet of space of Sontag's building. Under its current agreement, the village currently pays \$17 per square foot, which is scheduled to increase to \$18.70 in April in accordance with the escalator clause. The inherent disadvantage with this option is the size limitations of the shared building which hinder storage capacity, police area expansion and community and formal meeting space.

All factors aforementioned were considered in the committee's final decision. Two meetings were held by the committee to consider the possible options. The first of the two meetings was held on June 1st, 2005. A 5-0 vote was rendered in favor of recommending Building C as a Village Hall. It should be noted that the vote was rendered after one opposing member had left the meeting. Copies of the meeting minutes are included as Appendix 10.

The second meeting was held on January 4th, 2006. Before taking the earlier recommendation to the Council, the village waited for a written offer from Mr. Silver and also for the opinion from the Ethics Commission as earlier discussed in Section 9. Once this information was received, a follow-up meeting of the committee was scheduled to discuss the legal opinion and final offer made by Mr. Silver. The three members present voted 2-1 upholding the recommendation made during the meeting of June 1st. Copies of the minutes along with the written offer from Mr. Silver are also included in Appendix 10.

Based on the search, survey and analysis of the options available to the Village of Palmetto Bay to establish a permanent Village Hall, the committee made its recommendation as indicated below:

The committee recommends as follows:

In the event that the village Council is desirous of proceeding with the acquisition of a site, the committee recommends the acquisition of Building C of the Palmetto Bay Village Center at a cost of \$2.5 million, to include an option to purchase the additional 30+ acres of vacant land on the east and west sides of the property for \$3 million to be used as a public park. It was the intent of the committee that the sale of the building not be conditional on the sale of the greenspace. Therefore, the acquisition to purchase the greenspace should be included as an option and should not be an obligation to the village.

Additionally, the committee advised against any requirements of the owner that village hall partake in a master association as recommended by Scott Silver. Understanding that to the extent that there will be common areas of use between the village and the Palmetto Bay Village Center, the cost-sharing for the maintenance of those areas should be considered Common Area Maintenance (CAM) expenses under any potential agreement with the village.

It should be noted, that the recommendation of the committee is purely based on the information gathered during the search process and memorialized in this report. No

contract provisions or agreements were reached during this exercise. Additionally, this recommendation does not preclude the village from entertaining and seriously considering other offers which might become available to the village during the due diligence process, and which might be more advantageous to the village.

In the event the committee's recommendation is accepted, the village is advised to begin the due diligence process as recommended and further detailed in Section VI of this report.

APPENDIX 1





Village of Palmetto Bay

**VILLAGE HALL/POLICE COMPLEX
PRELIMINARY COMPARATIVE ANALYSIS REPORT**

APRIL 2004

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- I. INTRODUCTION
- II. EXPERIENCE OF OTHER NEW CITIES
- III. POTENTIAL PALMETTO BAY OPTIONS

I. INTRODUCTION

With a population of more than 23,000, the Village of Palmetto Bay is one of the newest municipalities in Miami-Dade County. After years of arduous labor, dreams of incorporation finally came to fruition on September 10, 2002.

The catalyst that maintained the incorporation efforts alive was the desire to bring government closer to the people. Enhanced municipal services and more transparency in government were the pillars of the incorporation movement. In its first year of existence, the Village of Palmetto Bay has managed to successfully achieve those goals initially established. The quality of the services offered, most notable in police response times and our recreational facilities, has improved exponentially. Government meetings are held locally, and public records, as well as public officials, are readily available to residents.

To ensure accessibility to public services, the Village has temporarily established its operations at the former site of Bellsouth Communications located at 8950 S.W. 152nd Street. The building houses the police department and administrative offices, including the Building and Zoning Department. The property is 23,842 square feet in size with Village Hall occupying 8,584 square feet plus shared use of common areas adding an estimated 5,000 square feet. The Village maintains a lease agreement with the property owner for the space occupied.

The sites available for a Village Hall complex are quite limited. Several of the existing options that will be discussed later in this preliminary report are time sensitive. In order to preserve the full range of options, it is important to begin the process of exploring alternatives.

Conceptually, there are two types of alternatives. The first involves acquiring property that has already been developed. The second involves acquiring land and constructing a new municipal center.

In order to gain insight into the process, scope, and cost of establishing a permanent municipal center, research and meetings have been held with the three newly incorporated cities that have constructed City Halls – Aventura, Key Biscayne and Pinecrest.

This report offers a list of alternatives currently available to the Village and a comparative cost analysis of three other recently completed municipal centers, including land acquisition and construction costs.

II. EXPERIENCE OF OTHER NEW CITIES

To adequately compare the costs related to the opening of a municipal hall office, Village officials met with representatives from the City of Aventura, the Village of Key Biscayne, and the Village of Pinecrest. These municipalities have recently completed the construction of a municipal hall, with the exception of Pinecrest which will be completing their municipal center later this year. Costs relative to the establishment of a permanent Village Hall/Police Complex include land acquisition expenses for the site and construction expenses, including planning, design and engineering costs. Reflected below are the actual costs incurred by each of the municipalities visited.

1. Aventura Government Center

Square Footage: 72,000 sq. ft.
Construction Cost: \$14,000,000
Land Cost: 3,300,000*

Total Cost: \$17,300,000
Cost per Square Foot: \$231.95

2. Key Biscayne Civic Center

Square Footage: 33,138 sq. ft.
Construction Cost: \$6,647,014
Land Cost: \$1,622,226

Total Cost: \$8,269,240
Cost per Square Foot: \$249.54

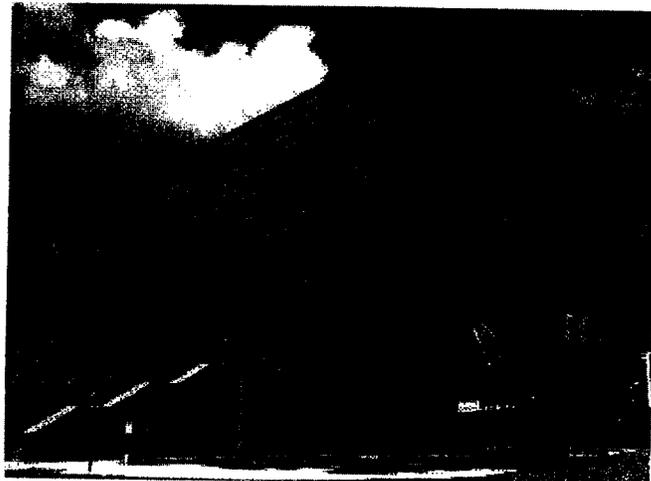
3. Pinecrest Municipal Center

Square Footage: 26,000 sq. ft.
Construction Cost: \$6,660,752
Land Cost: \$1,883,197

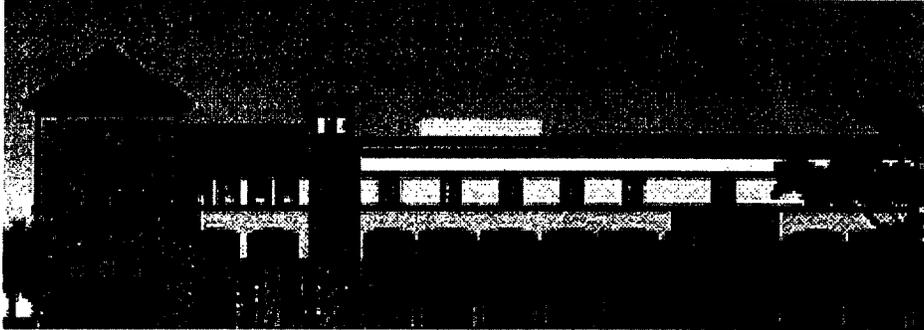
Total Cost: \$8,543,949
Cost per Square Foot: \$328.61

*Includes \$600,000 for legal expenses relative to eminent domain proceedings

According to these figures, the average cost for land acquisition is approximately \$2.3 million, while the average cost of construction is approximately \$9.1 million for a total of \$11.4 million. The Aventura Government Center, pictured at the right, represents the costliest and largest facility of the municipalities studied.



As shown above, the cost per square footage for the acquisition and construction of the Key Biscayne facility is \$249.54, an amount considerably less than that paid by the Village of Pinecrest, which represents the most recent construction. In comparing Pinecrest and Key Biscayne, the figures reveal the inflationary nature and cost of living impact of land acquisition and construction activities, which must also be considered in the analysis of this cost comparison for a future Village Hall/Police Complex.



Rendering of the Pinecrest Municipal Center

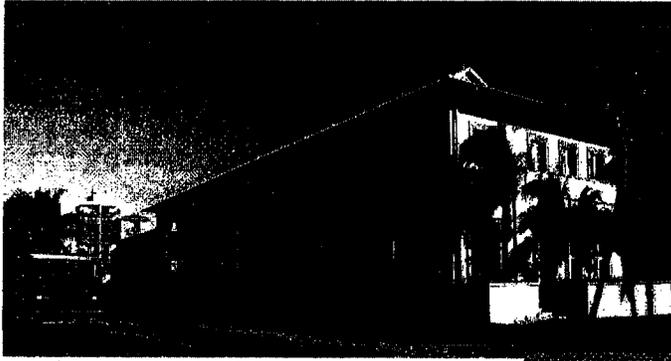


Site aerial prior to demolition

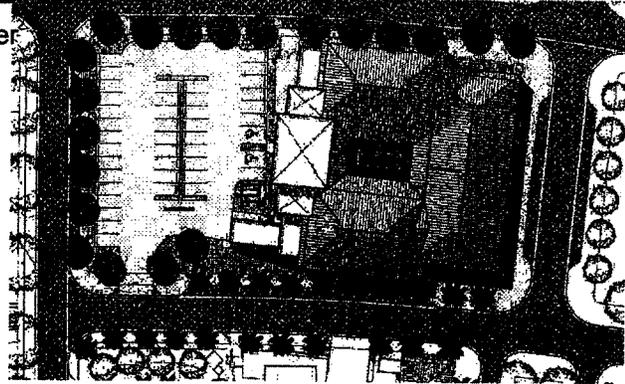


Site aerial during construction

Both municipal centers for the Village of Key Biscayne and the Village of Pinecrest house the administrative offices for the municipality and the police department. Of the three municipalities surveyed, Key Biscayne and Pinecrest are the most comparable in size to Palmetto Bay. It is therefore recommended that Palmetto Bay consider a facility of similar dimension to the Key Biscayne and Pinecrest municipal halls.



Frontal view of the Key Biscayne Civic Center



Approved site plan of the Key Biscayne Civic Center

The common design philosophy for these buildings, particularly the Key Biscayne Civic Center and the Pinecrest Municipal Center, revolves around the idea of a town center, where the municipal building serves the purpose of providing government services, and surrounding recreational areas allow access to recreational amenities. For this purpose, the referenced municipal centers have been constructed on sites with direct access to a public park.

The Village of Pinecrest is currently building their "town center" on a site adjacent to Pinecrest Park, while the Village of Key Biscayne has completed the municipal building and is nearing completion on their state-of-the-art multipurpose center immediately across the municipal building. These sites encourage resident participation in government and invite residents to take advantage of community amenities. These "town centers" cater to residents of all ages, beginning with the youngest of kids who can enjoy park activities during their parents' visit to Village Hall. The government structures and recreational facilities visited provide these communities with a sense of identity where the concepts of transparency and "government for the people" are the reigning themes.

III. POTENTIAL PALMETTO BAY OPTIONS

A. CURRENT SITE

The site where the Village presently resides is not currently a viable option for long term occupancy. The remaining unoccupied space of the building has been recently leased to Jackson Health Systems where the hospital's administrative offices will reside, which prevents any future expansion of Village Hall. A 5-year lease with Jackson South has been finalized by the property owner, Michael W. Sontag, Inc. Additionally, various restrictions and limitations exist on the property that prohibit the use of the facility for evening meetings, thus limiting the Village's ability to carry out evening Council meetings at the site. Some nearby residents have indicated that they feel the restrictions could be modified. It should be noted, however, that the owner of the building has indicated that he is not interested in selling the property to the village.

B. PALMETTO BAY VILLAGE CENTER

The Village recently participated in a Charrette for the Palmetto Bay Village Center. The Charrette recommendations include the location of a Village Hall complex at the site. The committee supports a facility that would house a municipal center contiguous to a public park with adequate parking facilities. The site, located at 17777 Old Cutler Road, formerly housed the educational facilities of the Burger King World Headquarters. The property has been purchased by the Palmetto Bay Village Center LLC and has been offered to the Village as a potential location for a permanent Village Hall/Police Complex.

The property is 33,989 square feet and offers 26,569 square feet of usable space. Additionally, the owner has agreed to include greenspace, which will serve as additional recreational park land. The building proposed as Police Station/ Civic Center is a three-story facility, also known as Building "C", located on the Southeast portion of the property.

C. FRANJO ROAD/PERRINE PARK

The Village of Palmetto Bay also recently created an advisory committee and appointed members of the community to participate in the Southwest Palmetto Bay Charrette and present their recommendations to the Village Council.

The Southwest Palmetto Bay Charrette is currently examining redevelopment alternatives to revitalize the area known as the Franjo Road triangle and the US 1 commercial island. Although a final report has yet to be completed, the committee has indicated support for the establishment of Village Hall in the Southwest area previously described. The municipal center would require five acres of vacant space. A potential site being contemplated is the vacant property adjacent to Perrine Park.

IV. NEXT STEPS

Following this preliminary analysis, the next step in the process entails initiating the due diligence process, which involves a two-fold approach:

1. **Advisory Committee:** the formation of an advisory committee to study the various alternatives available to the Village and determine the most appropriate site for a permanent Village Hall.
2. **Engineering Firm:** an engineering firm to appropriately assess the suitability of the Building "C" of the Palmetto Bay Village Center.

APPENDIX 2



THE FRANK JO TRIANGLE COMMERCIAL ISLAND CHARRETTE REPORT



A Citizens Vision Plan

November 2004
Village of Palmetto Bay
Community Development Department

Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center



Village of Palmetto Bay

Eugene P. Flinn, Jr., Mayor
Linda Robinson, Vice-Mayor
Ed Feller M.D., District 1, Council Member
Paul Neidhart, District 2, Council Member
John Breder, District 3, Council Member

Charles P. Scurr, Village Manager
Meighan Pier, Village Clerk

Ana Garcia
Director, Parks and Recreation
Arleen Weintraub
Director, Community Development
Ron Williams
Director, Public Works

Charrette Advisory Committee

Tom David, Chair
Gabe Bifano, Vice-Chair
Karl Cetta
Carlton Decker
Denise Heacock
Louis Kallimos
Steve Kreisler
Chuck Latshaw
Richard Lujan
Phillip Ludovici
Joyce Masso
Baldir Singh
John Strautman
Carolyn Theile

The Village would also like to recognize the many community members who provided valuable input and support during the Charrette process.

Statement of Legislative Intent

This statement is applicable to these recommendations in its entirety and is declared to be incorporated by reference into each part thereof.

1. Nothing in the recommendations of the Franjo Triangle Commercial Island Charrette Report (the Report) shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code Palmetto Bay.
2. The recommendations of the Report shall not be construed to preempt considerations of fundamental fairness that may arise from their strict application. Accordingly, these recommendations shall not be deemed to require any particular action where they are incomplete or internally inconsistent, or that would constitute a taking of property without due process or fair compensation, or would deny equal protection of the laws.
3. The recommendations of the Report are intended to set general guidelines concerning its purposes and contents. They are not a substitute for land development regulations.
4. The recommendations of the Report contain long-range policies for the redevelopment of the Franjo Triangle Commercial Island area. Nothing in these recommendations shall require the immediate changing of existing uses or structures. It is the intent of these recommendations that they be applied as redevelopment occurs naturally or is precipitated by the destruction of the property to the extent that redevelopment in its original form is not economically feasible. The recommendations of the Report are not intended to preempt the processes whereby applications may be filed for relief from land development regulations.

This Report prepared by:
Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center
November 2004



THE FRANJO TRIANGLE COMMERCIAL ISLAND

CHARRETTE REPORT: *A Citizens' Vision Plan*

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The need to develop a vision for the Franjo Triangle Commercial Island area grew out of the Village's comprehensive planning process in recognition of the unique characteristics of this area. As a means to accomplish this, the Palmetto Bay Village Council requested in October 2003 that an advisory committee be formed. In February 2004, the Council further defined the purpose of this study as "a citizen's planning charrette so that stakeholders of the community have an effective opportunity to express their intentions for the revitalization of the area commonly referred to as the Franjo Triangle/U.S. 1 Commercial Island." (See Palmetto Bay Village Council Resolution 04-20 in Appendix E) The Charrette Advisory Committee provided guidance throughout the process and ensured village-wide input. This document, the Franjo Triangle Commercial Island Charrette Report, is the result of that process.

Study Area

The study area is defined on the west and south by the Village limits, U.S. 1 on the west and SW 184th Street on the south. The C-100 canal forms the northern boundary and SW 92nd and 94th Avenues form the eastern boundaries. This report provides recommendations for Island area and areas south of SW 168th Street. (See Figure 1)

Charrette Process

A charrette is a creative process where residents, stakeholders, elected officials, and staff from local governments and agencies have the opportunity to collectively participate in the development of a vision for the future of a specific area.

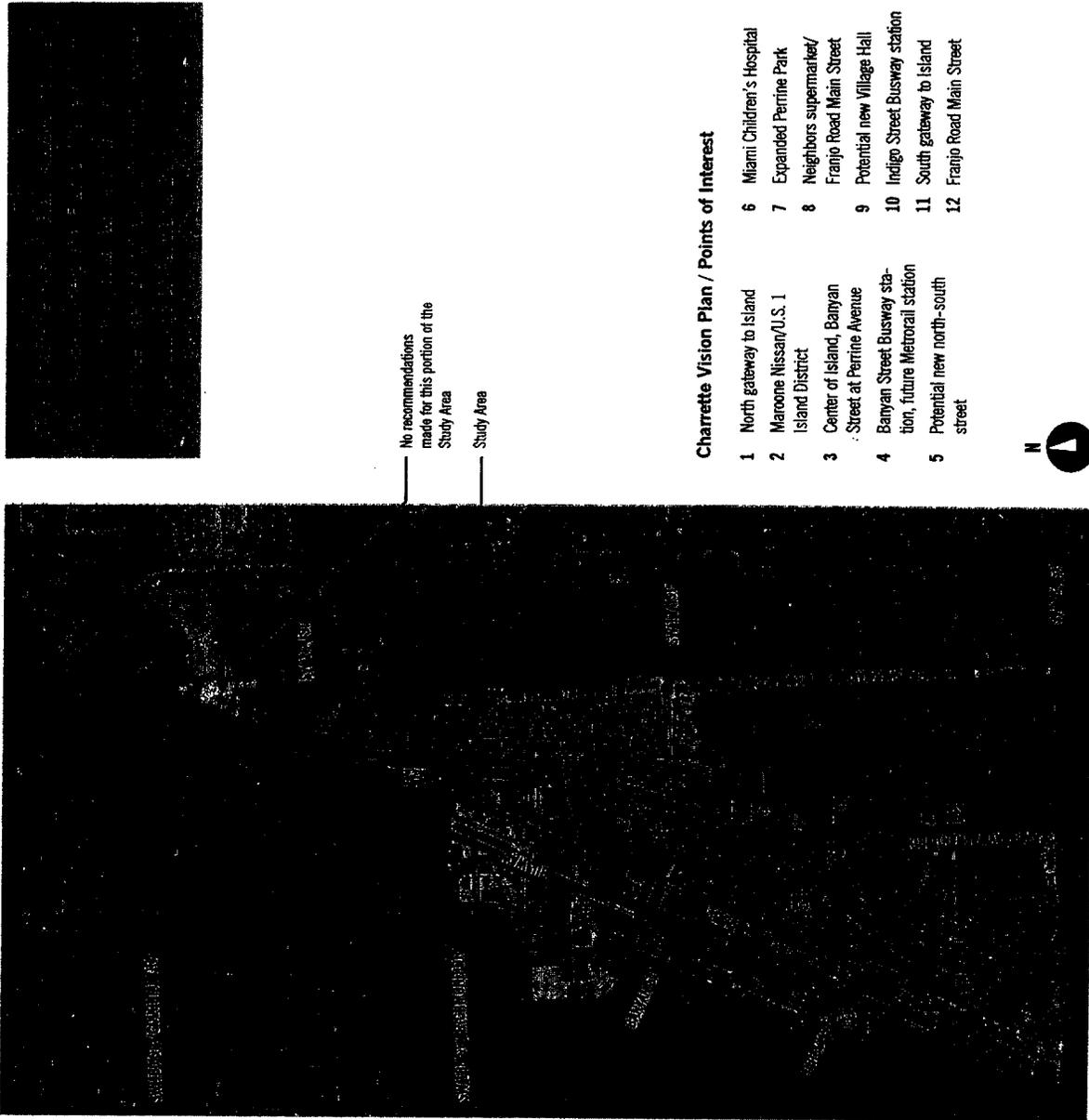
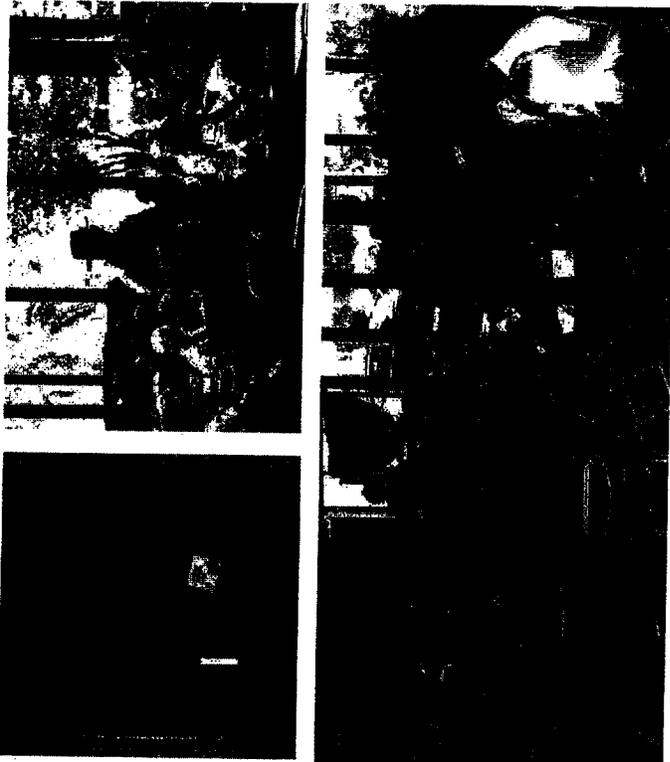


Figure 1. Charrette Vision Plan

Charrette Vision Plan / Points of Interest

- | | | | |
|---|--|----|---|
| 1 | North gateway to Island | 6 | Miami Children's Hospital |
| 2 | Maroon Nissan/U.S. 1 Island District | 7 | Expanded Perrine Park |
| 3 | Center of Island, Banyan Street at Perrine Avenue | 8 | Neighbors supermarket/Franjo Road Main Street |
| 4 | Banyan Street Busway station, future Metrorail station | 9 | Potential new Village Hall |
| 5 | Potential new north-south street | 10 | Indigo Street Busway station |
| | | 11 | South gateway to Island |
| | | 12 | Franjo Road Main Street |



Figures 2-4. Public Design Workshop held April 17, 2004

It is an effective way to engage a community and develop consensus on issues and concerns in an area. The main activity of charrette is the design workshop, where participants create their own 'Citizens' Plans.' All ideas, from the practical to the whimsical, are welcomed and are compiled into a list of 'Citizens' Requests.' These requests, and the plans created during the design workshop, are used as the source for the design concepts and recommendations developed in further detail over the following week by the charrette design team.

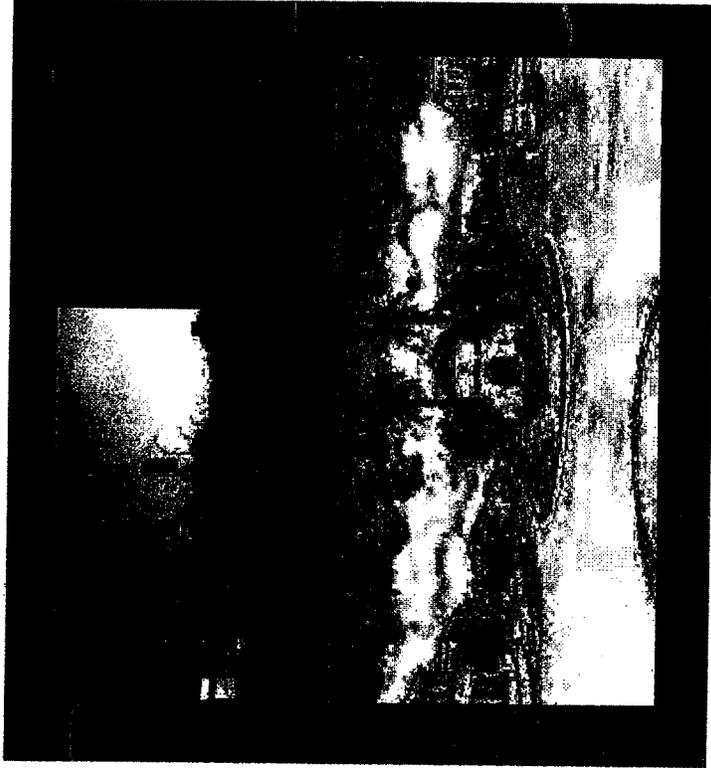
The design workshop for the Franjo Triangle Commercial Island Charrette took place Saturday, April 17, 2004 at the former South Motors Nissan showroom within the study area and was well attended by residents, property and business owners representing a diverse cross-section of the community. In the following week, the design team from the Miami-Dade County Department of Planning and Zoning worked in the Palmetto Bay Village Hall further developing the ideas presented and requests made during the design workshop. During this week, interested residents were able to observe and interact with the design team at work. A presentation of the preliminary recommendations of the Charrette was held on Friday, April 23, 2004. In the following months, this Report was developed and was adopted by the Palmetto Bay Village Council in a special meeting held November 8, 2004.

During that meeting, the council requested that the recommendations of this Report be limited to the Island area and areas south of SW 168th Street.

Vision Plan Highlights

Based on the requests and suggestions made during the design workshop, the Vision Plan includes these main concepts:

- To develop Franjo Road as a Village Center/Main Street by establishing new design guidelines and implementing civic uses such as a new Village Hall or community center.
- To establish transit-oriented development in proximity to the Busway with mixed-use amenities such as restaurants and shops.
- To redevelop and restore obsolete buildings with new structures that respond to the community's vision.
- To promote connectivity from the study area to a future Metrorail station at Banyan Street west of U.S. 1.
- To transform the Island area as a signature district and develop mixed-use buildings that create a major community entrance.
- To improve streets with sidewalks and shade trees; to visually link neighborhoods and support a pedestrian-friendly environment.



Introduction

Urban Centers are one of the tools used to address growth-management issues such as the decreasing supply of land, worsening traffic congestion and increasing land and housing costs. Figure 5 illustrates the southern half of Miami-Dade County with the limited amount of land available for urban expansion within the Urban Development Boundary and areas designated as Urban Centers in Miami-Dade's Comprehensive Development Master Plan (CDMP). Figure 6 charts the continuing trend of the County's population through 2025. Without further encroachment of urban development into agricultural and wetland areas, the pattern of growth within the County must focus on already urbanized areas appropriate for infill development and redevelopment. The County's Comprehensive Plan identifies areas targeted for this kind of growth as 'Urban Centers' with three different scales: regional, metropolitan, and community. Part of the Franjo Triangle Commercial Island Charrette study area is designated as a Community Urban Center.

Palmetto Bay, like all municipalities and counties in the state, is required by Chapter 163 of the Florida Statutes to adopt a comprehensive plan. These plans address land use, transportation, housing, open space, water and sewer service, solid waste, drainage, conservation, and other elements. Each element in a comprehensive plan contains a goal with associated objectives and policies. Each of these elements include monitoring programs to evaluate the success of the objectives and policies. Chapter 163 also requires each municipality and county to review, evaluate, and where necessary, revise

their plans every seven years.

The Franjo Triangle Commercial Island Charrette process and this resulting Report are intended to provide a vision for the future of this important commercial and residential center as well as recommendations for the Village's comprehensive plan. The consensus among Charrette participants was the desire for the study area to develop into a town center for the Village, with a range of uses and activities. This desire coincides with the larger planning goals of Urban Centers and the trends toward mixed-use and infill development. Palmetto Bay is in the fortunate position of being able to use these trends in its favor in realizing the vision and concepts illustrated within this Report.

Study Area Boundaries

Located in the southwestern part of Palmetto Bay, the boundaries of the study area are U.S. 1 on the west, including the island area; Eureka Drive (SW 184th Street) on the south; SW 94th Avenue, SW 93rd Place, and SW 92nd Avenue on the east; and the C-100 canal on the north. This area contains approximately 330 acres, and makes up about 6 percent of the total land area of the Village. (See Figure 7)

The Importance of a Center

Palmetto Bay features several places and areas that could be considered 'centers.' Coral Reef Park, the Deering Estate, Southwood Middle School, Perrine Park, Colonial Palms Plaza, and Brandsmart all could qualify based on their size, function, or importance, but each lacks an essential element when one begins to look for

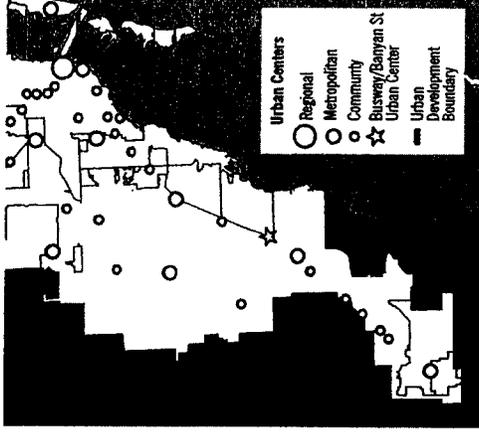


Figure 5. Southern Miami-Dade County, CDMP designated Urban Centers

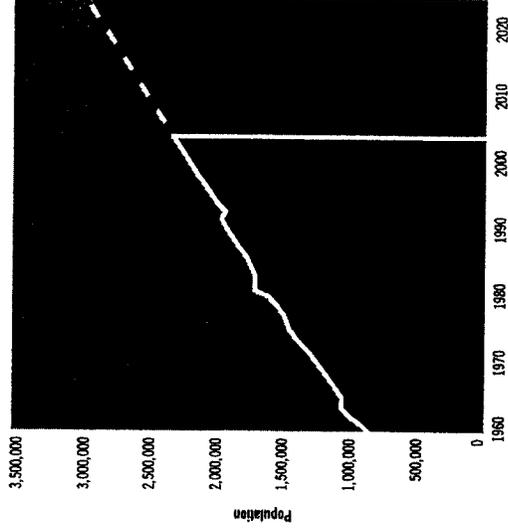


Figure 6. Miami-Dade County, projected population growth through 2025

the center of a community. Although each one of these places serves its particular function, none provides for the mixing of different uses and activities, the crucial element necessary for true centers of community life. Through the Charrette process, the community expressed their desire that there should be a Village center in the Franjo Triangle Commercial Island Charrette study area.

As change inevitably comes to this area of Palmetto Bay, the Village can either let growth to simply happen as it has in the past, with no guarantee of achieving a coherent pattern of development, or it can embrace a shared vision and actively encourage change that works toward implementing such a vision.

This Report presents a vision of the future of the Franjo Triangle Commercial Island area as expressed by residents, property owners, businesspeople, and elected officials that may be used to create a true center that is an asset to the Village and all of Miami-Dade.

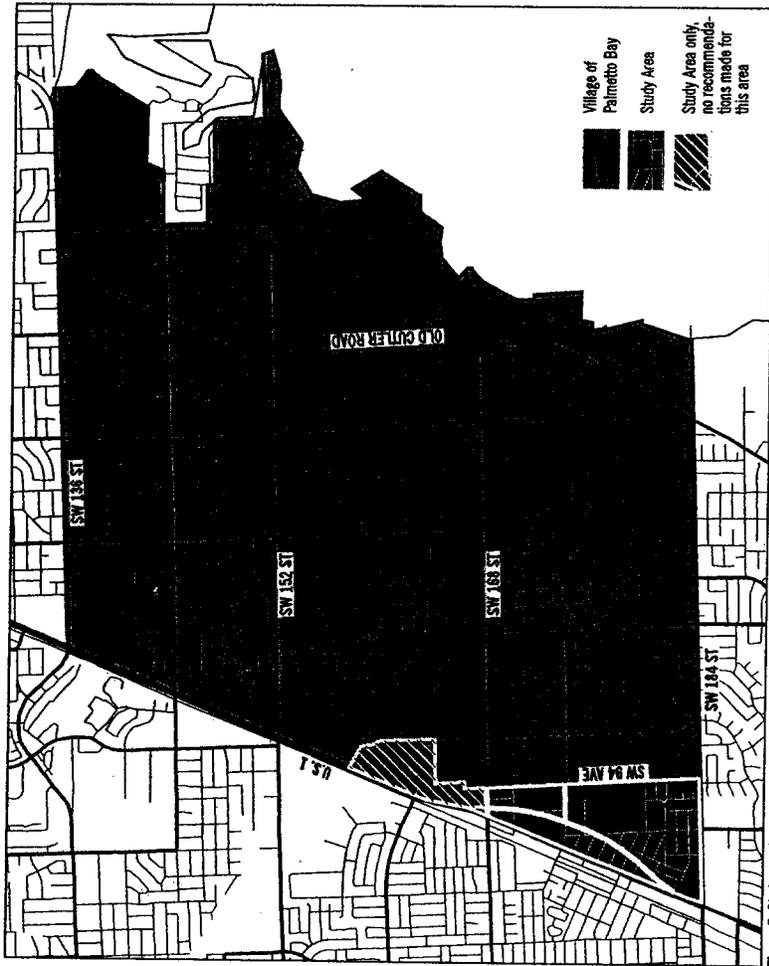
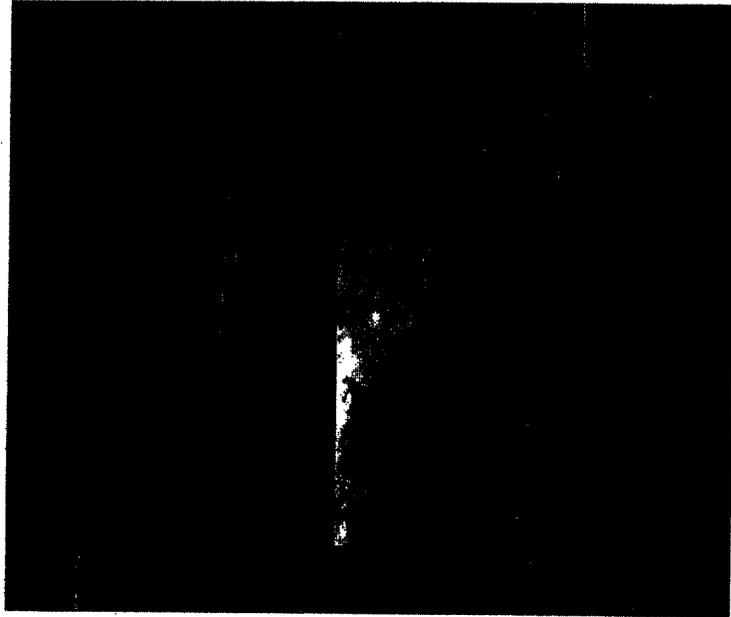


Figure 7. Study area boundaries





Present Context

The Franjo Triangle Commercial Island Charrette study area is not only a unique area within Palmetto Bay, but also a unique part of South Miami-Dade. Its most obvious distinguishing feature is the splitting of U.S. 1 into a pair of one-way streets between Eureka and Richmond Drives, resulting in the area that is commonly referred to as 'the Island.' A closer look at the area reveals an urban pattern that is clearly different than the surrounding area. Small buildings, small lots, and a street grid skewed from the typical north-south orientation of the County's street system give clues to the area's long history.

The area that makes up Palmetto Bay today was a part of land granted to Dr. Henry Perrine by the U.S. Government in 1838. Efforts to attract residents to the area were mostly unsuccessful until the Florida East Coast Railway began to extend its rail line south of Miami at the turn of the 20th century. Dr. Samuel Richmond, working for the FEC, began planning for a new settlement of Perrine centered on the future Perrine Station. The named streets that run perpendicular to U.S. 1 are a product of the development efforts of that era. (See Figure 9)

Prior to the 1950s, U.S. 1 through the area consisted of a two-lane roadway lined with shops that served travelers and the surrounding area. The split in U.S. 1 resulted from the re-routing of the northbound lanes to the east around this already built-up area of Perrine. The original roadway was then converted to south-bound-only lanes. (See Figures 9, 10)

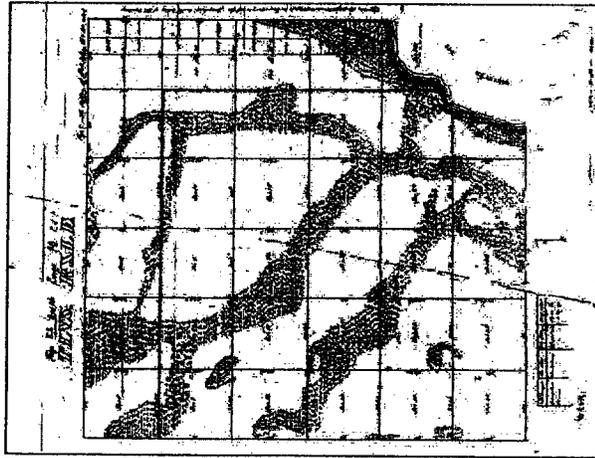


Figure 8. Section map of Township 55 South, Range 40 East, 1847. The study area is in sections 32 and 33, shown at the bottom center

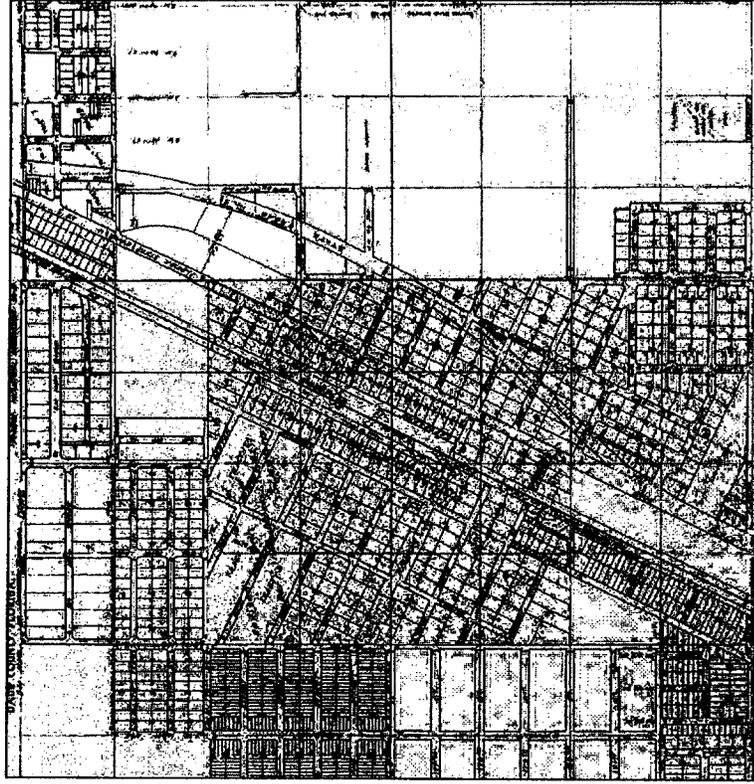


Figure 9. Property platting, 1957



Figure 10. View north on U.S. 1, 1955. Historical Museum of Southern Florida.

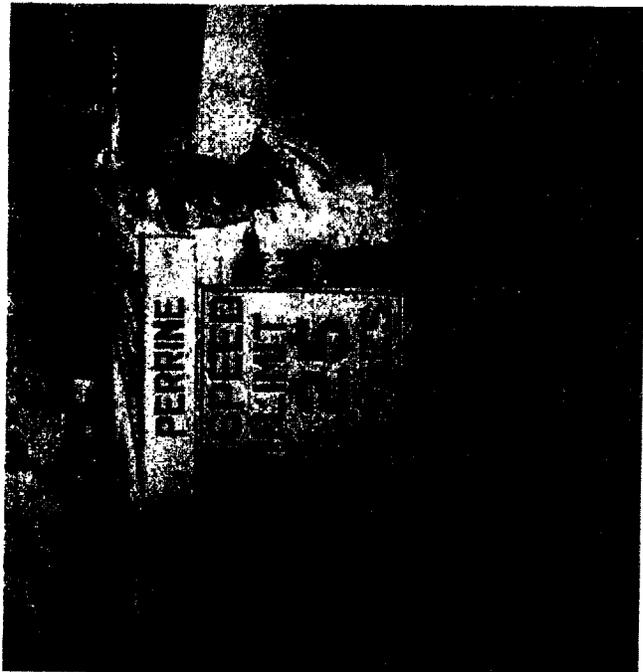


Figure 11. View south on U.S. 1, ca. 1950. Historical Museum of Southern Florida.



Figure 12. View southwest on U.S. 1, ca. 1950. Historical Museum of Southern Florida.

As the Miami area's population grew quickly in the postwar years, new subdivisions developed throughout the County and gradually infilled land between once-distinct settlements such as the Perrine area. The suburban character of the majority of Palmetto Bay results from this kind of development from the 1950s onward.

Today, the concentration of car dealerships along U.S. 1 is also a distinguishing feature of the study area. The grouping of similar businesses is a natural retail occurrence and is not limited to car retailing. One need only think of Miami's jewelry or design districts. Unlike those areas, this part of the Village has not yet developed into a cohesive district. The appearance of the area is chaotic, with haphazardly placed buildings, vast parking lots, and little landscaping. These dealerships, with visibility along U.S. 1 and large parking lots, are prime locations for further development.

Population

According to 2000 Census data, the study area has a population of 1,420, or about 6 percent of the total population of Palmetto Bay. The study area population reflects the population of the county as a whole more closely than the Village, with a greater proportion of Black and Hispanic residents than the remainder of the Village.

Transportation

The study area is served by the county's transportation network with U.S. 1, Richmond Drive (SW 168th Street), Franjo Road (SW 97th Avenue), and Eureka Drive (SW 184th Street)

passing through the study area. (See Figure 19) While these main corridors provide access, they tend to be poorly landscaped and lack elements beyond functional minimums for carrying traffic. Traffic lanes are wide, sidewalks are narrow and typically without shade, and the street lighting fixtures would be more suitable along an expressway.

Based on 2002 traffic counts and capacity, all these roads are operating at a level of service of 'C' or higher, or uncongested at peak hours. (See Figure 18) The 2004 Miami-Dade Transportation Improvement Plan (TIP), which prioritizes all funded transportation projects over the next five years, has no programmed improvements to roads within the study area. In the 2025 Long Range Transportation Plan (LRTP), which prioritizes both funded and unfunded projects, the only programmed improvement within the study area are pedestrian enhancements on Franjo Road between SW 175th Terrace and Eureka Drive. This project is currently in the L RTP unfunded Priority IV category.

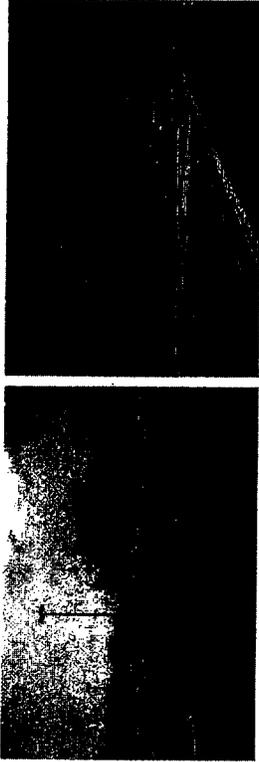
The study area is also well served by mass transit service. Miami-Dade Transit operates three bus routes that pass through the study area and two routes that operate on the South Dade Busway immediately to the west of the study area. (See Figure 20) Headways on routes in the area range from 15 minutes during peak hours to 60 minutes on Sundays, depending on the route. 24-hour service is available on the Busway Max route. Along the Busway, stations are located at SW 164th Street, Richmond

Drive, Banyan Street, and West Indigo Street. Over the next five years, preliminary planning for the extension of Metrorail along the U.S. 1/ Busway corridor will take place. Additional studies will determine the feasibility of such an extension as well as consider the most appropriate mode of enhanced transit service.

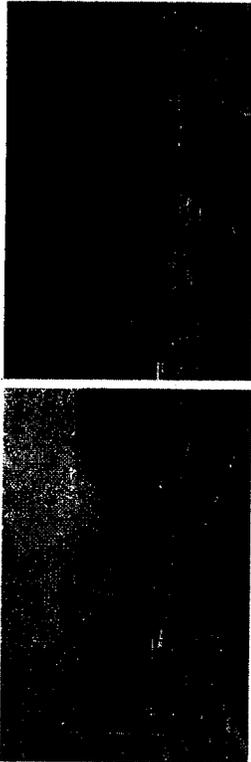
Land Use and Development Regulations

Since 1975, when the County's first comprehensive plan was adopted, growth in the study area has been guided by the Comprehensive Development Master Plan (CDMP). The Florida Statutes provide that until the Village of Palmetto Bay adopts its own comprehensive plan by July 2005, the CDMP will govern. Florida Statutes also require that the comprehensive plan to be adopted by the Village be consistent with the CDMP, the South Florida Regional Planning Council's Strategic Regional Policy Plan for South Florida and with the State's Plan. The CDMP Adopted 2005 and 2015 Land Use Plan (LUP) map depicting the land uses within study area is shown in Figure 26.

The LUP designates the residential uses within the study area as Low Density, which allows 2.5 to 6 dwelling units per gross acre. This designation is typical of single-family residential areas found throughout the County. Outside of the study area, to the north and west, are areas designated Low-Medium Density, allowing 5 to 13 dwelling units per gross acre. Along U.S. 1 within the study area, the future land use designation is Business and Office. This category allows a full range of sales and services, residential uses and the mixing of residential and



Figures 13, 14. The development pattern of the study area is nearly completely automobile-oriented



Figures 15, 16. Typical views along U.S. 1 in the study area

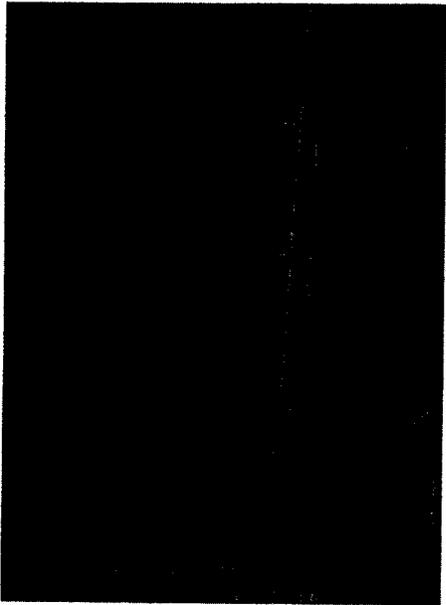


Figure 17. U.S. 1 view south at SW 158th Lane

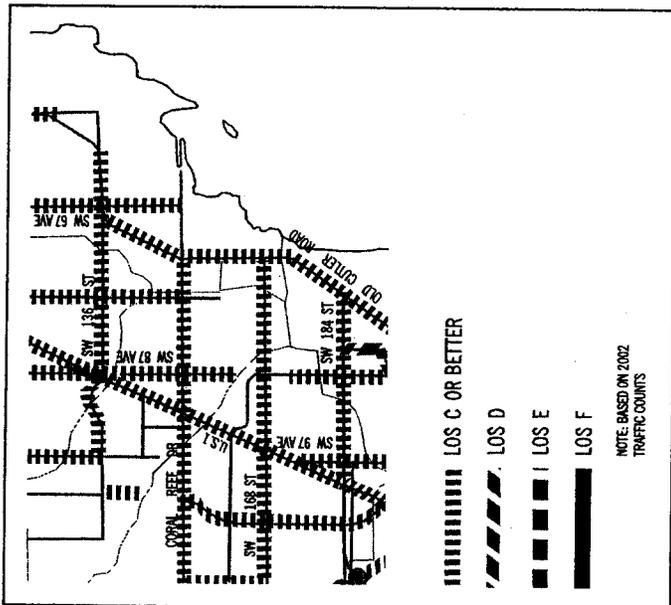


Figure 18. 2002 Operating LOS (Level of Service)

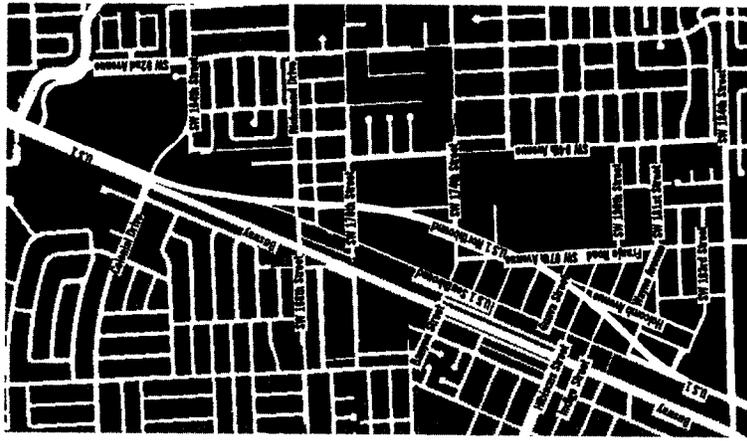


Figure 19. Streets in the Study Area



Figure 20. Bus Routes, Busway Stations in the Study Area

commercial uses, offices, and hotels. These uses may be found within shopping centers, high-rise buildings, or along highway strips. A large area east of U.S. 1 and south of SW 174th Street is designated Office/Residential. Non-retail business and residential uses up to 13 dwelling units per acre are permitted in this land use category.

Within the study area, the primary existing land uses are commercial, or business and office uses, accounting for 32 percent of the total land area. (See Table 1) Public rights-of-way and single-family residential are the second and third most prevalent land uses. This is a clear contrast with the Village as a whole, where single-family residential uses comprise half of the land area in the Village.

Current zoning in the study area closely follows the existing land use pattern: 53 percent of the study area is zoned for business uses (including BU-zoned uses and RU-5- and RU-5A-zoned office/residential uses), while 34 percent is zoned for residential uses. (See Figure 28 and Table 2) BU-2 and BU-3 zoning, which occurs throughout the study area, permits buildings of unlimited height and theoretically allow skyscrapers of 20 or more floors to be built in the area. Most other zoning districts permit buildings of only two to four floors. (See Appendix B)

According to Miami-Dade County property records, the study area contains about 420 residential units with about 170 of those single-family units, 52 duplexes, and 195 apartments. There is also about 750,000 square

feet of retail space and 200,000 square feet of office space within the study area, not including automobile showrooms and service areas. About 60 acres of the study area is occupied by surface parking lots. Many of these surface lots are used as inventory storage for the new- and used-car showrooms along U.S. 1. (See Figure 34)

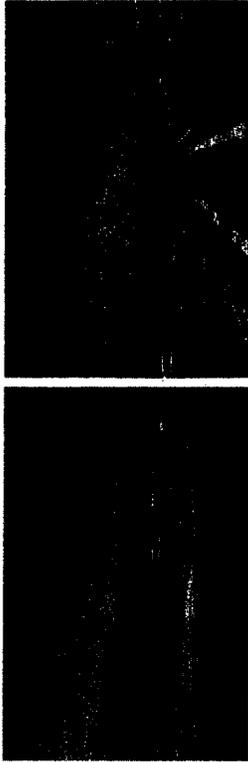
Infrastructure

Generally, existing infrastructure in the study area appears to be in good condition. However, apart from U.S. 1, the infrastructure that is present is more appropriate to a rural environment. Streets are typically not lighted and many streets are without sidewalks. Of approximately 14.8 miles of block frontage within the study area, 6 miles of block frontage, or about 41 percent of the area lack sidewalks. (See Figure 35) The study area has an excellent street network as nearly all streets contribute to the grid system. An open grid system of streets allows multiple means of access to nearly any destination and reduces the possibility of traffic bottlenecks occurring.

One long-standing concern throughout the study area is the availability of sewer service. As most of this area developed before there were any requirements for the provision of sewer service, gaps remain where this service is not available. The cost to extend sewers to areas where gaps occur is prohibitive and may be a cause for the slow pace of change in the area. The Perrine-Cutler Council, a local civic organization, for the past several years has been working to identify ways that sewer service may be made available



Figures 21, 22. Examples of the incomplete sidewalk network in the study area



Figures 23, 24. Typical parking areas found in the study area

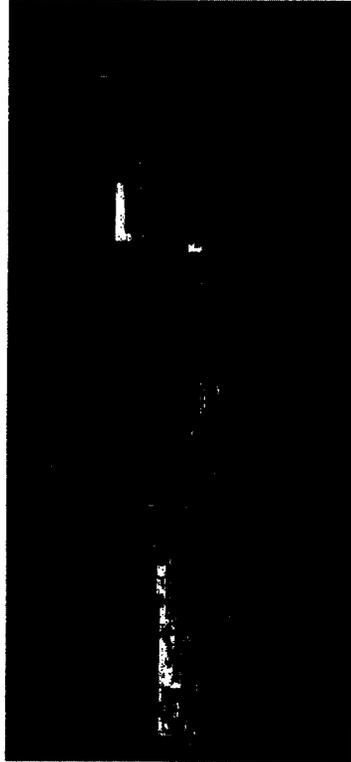


Figure 25. Shopping center parking lot at Hibiscus Street and Franjo Road

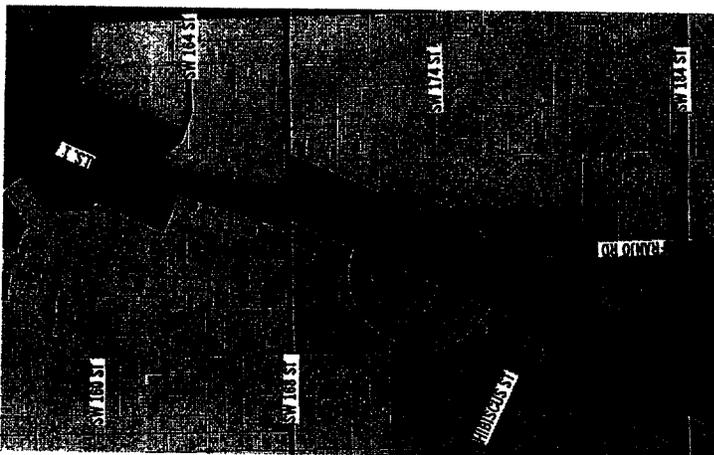


Figure 26. Miami-Dade County Adopted 2005-2015 Land Use Plan for the Study Area

- LAND USE PLAN DESIGNATIONS**
- Estate Density Residential Up to 2.5 DUA
 - Low Density Residential 2.5-6 DUA
 - Low-Medium Density Residential 6-13 DUA
 - Business and Office
 - Office/Residential
 - Industrial and Office
 - Parks and Recreation
 - Major Road (3 or more lanes)
 - Minor Road (2 Lanes)
 - Community Urban Center
 - Existing Mass Transit

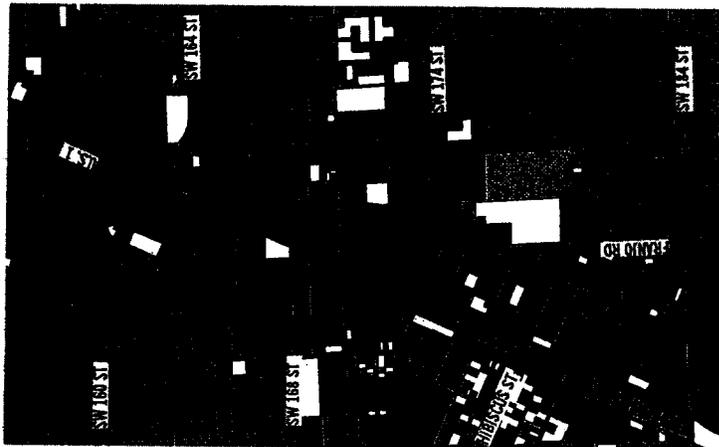


Figure 27. Existing Land Use in the Study Area, 2003

Table 1. Study area land use, 2003

LAND USE	ACRES	PERCENT
Single-Family	43.6	13.2%
Two-Family (Duplexes)	4.3	1.3%
Townhouses	6.7	2.0%
Low-Density Multi-Family	7.1	2.2%
Transient-Residential (Hotels/Motels)	0	0.0%
Shopping Centers, Commercial, Office	105.8	32.0%
Institutional	23.5	7.1%
Communications, Utilities, Terminals	10.4	3.1%
Streets/Roads, Expressways, Ramps	5.8	1.8%
Streets/Roads/Canals R/W	68.9	20.8%
Agriculture	0	0.0%
Parks (Including Preserves & Vacant, Government Owned)	7.3	2.2%
Vacant, Protected, Privately Owned	19.9	6.0%
Vacant Unprotected	0	0.0%
Water	25.2	7.6%
TOTAL	2.4	0.7%
TOTAL	330.8	

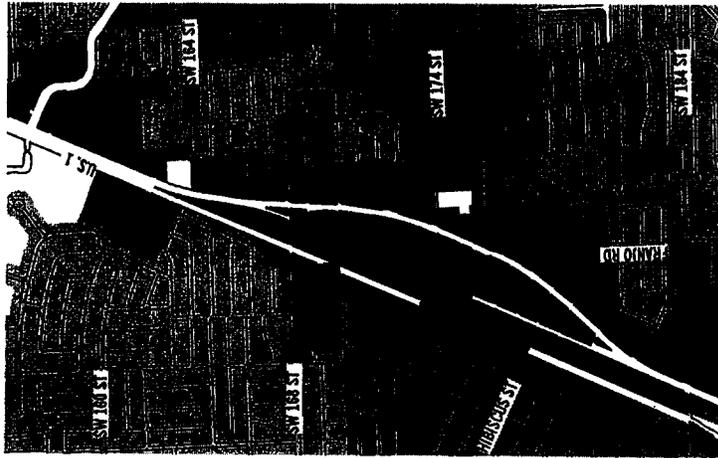


Figure 28. Zoning in the Study Area, 2004

Table 2. Study area zoning, 2004

ZONE	ACRES	PERCENT
AU, Agriculture	15.3	4.6%
BU-1, Neighborhood Business	2.7	0.8%
BU-1A, Limited Business	64.3	19.4%
BU-2, Special Business	58	17.5%
BU-3, Liberal Business	31.7	9.6%
EU-M, Estate Residential Modified	0.1	0.0%
GU, Interim Use	5.7	1.7%
NONE, None	22.5	6.8%
RU-1, Single Family Residential	84.8	25.6%
RU-1MA, Single Family Modified	0.1	0.0%
RU-2, Two-Family Residential	12.1	3.7%
RU-3M, Minimum Apartment	8.1	2.5%
RU-4A, Hotel-Apartment House	2.5	0.8%
RU-4L, Limited Apartment House	4.8	1.5%
RU-5, Residential Semi-Professional Office	8.2	2.5%
RU-5A, Semi-Professional Office	10.1	3.1%
TOTAL	330.9	

throughout the area. (See Figure 36)

Water service is provided by Miami-Dade Water and Sewer Department and is available throughout the study area; however, about one-third of the area is served by water mains as small as two inches in diameter. Water mains this size fall below current minimum standards and provide insufficient flow and require upgrades. (See Figure 37)

Landscape

When Henry Perrine settled the area around Palmetto Bay it was covered by tropical hammock and pine rockland. Today, the natural landscape has all but disappeared. Shade is difficult to find, even in residential areas. Orderly planting of street trees are nearly non-existent, and where they do exist, such as on Franjo Road, palms were used so shade provided is minimal. The lack of adequate landscaping gives most of the study area a bleak, sun-baked appearance. (See Figures 30-32)

Surrounding Area

Outside of the study area, the character of the surrounding neighborhoods are primarily residential. To the east, within the village, are primarily large suburban single-family houses. This pattern extends to Biscayne Bay, with only a small commercial center at the intersection of Richmond Drive and Old Cutler Road. Also located within this area are a number of public and private schools, the largest of which are Southwood Middle and Palmer Trinity schools. A light industrial area is located immediately

to the west of U.S. 1 and primarily along the Busway. Farther west is the residential portion of Perrine, with an older housing stock and many vacant lots.

To the south, at the corner of U.S. 1 and Eureka Drive is the South Dade Shopping Center, anchored by a Publix and an AMC multi-plex theater. Farther south along U.S. 1 are a number of large strip shopping centers. To the southwest of the study area, west of U.S. 1 and south of Eureka Drive is a large industrial area with many warehouse-type buildings. Just north of the study area and west of U.S. 1, is the Palmetto Golf course, operated by the Miami-Dade County Park and Recreation Department. This public 18-hole course is a significant amenity for the area. The 152nd Street park-and-ride lot, serving transit riders of routes operating on the Busway, uses the north-east part of the course property. An additional park-and-ride lot is located west of the Busway at Richmond Drive.

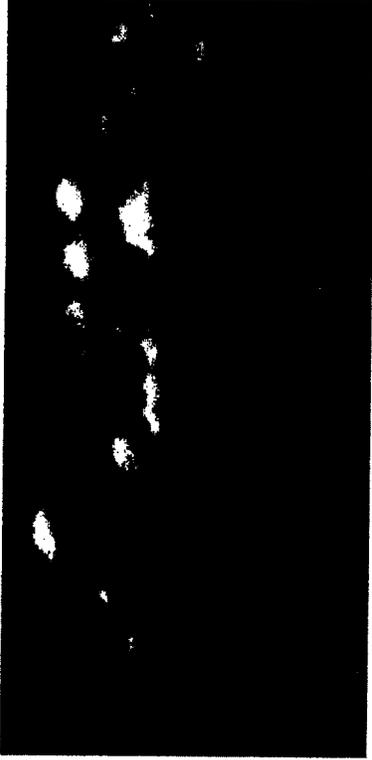


Figure 29. Pine rockland, which once covered most of Palmetto Bay



Figure 30. SW 183rd Street at Franjo Road



Figures 31, 32. Streets lack shade throughout the study area



Figure 33. Infrastructure as the missing link for development, cartoon by Shalendra Singh



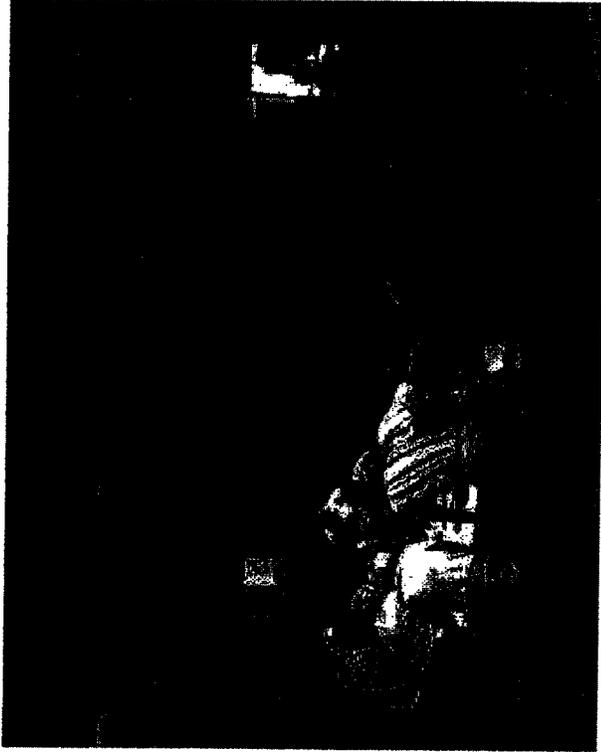
Figure 34. Surface Parking

Study Area

Figure 35. Block frontages lacking sidewalks

Figure 36. Areas lacking sanitary sewer service

Figure 37. Areas served by less than 8-inch water mains



Charrette Process

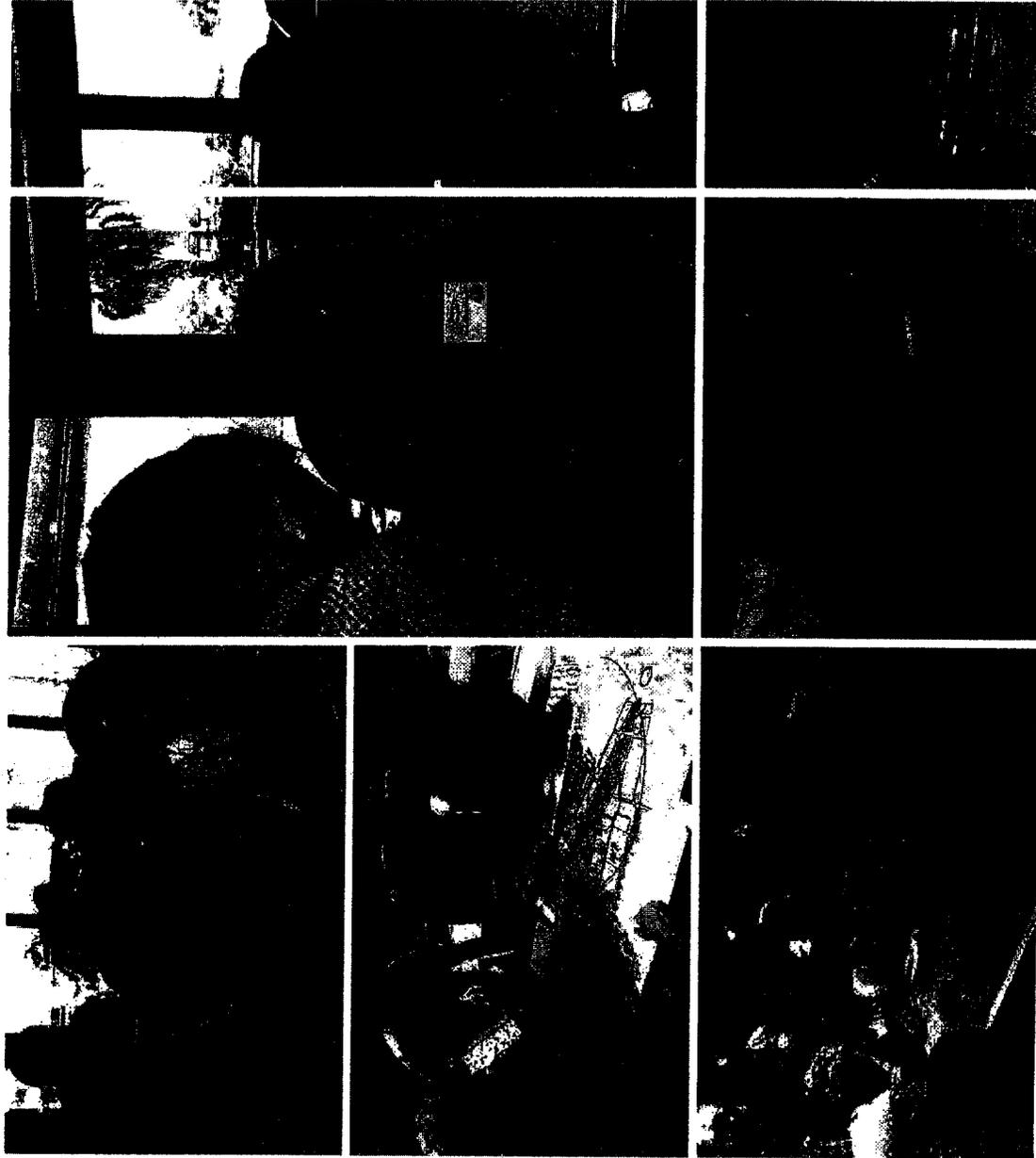
What is a Charrette?

The term 'charrette' is derived from the French term for 'little cart.' This refers to a final intense work effort by 18th century architecture students to meet a project deadline and place their projects into this cart. The modern equivalent of the charrette is a similar creative burst of brainstorming ideas.

The charrette design workshop is designed to stimulate ideas and involve the public in the planning and design process. It is a valuable tool for setting the foundation for the development of a more detailed plan. A charrette can be a tremendous resource to the community, as well as a lot of fun. It is a practical planning technique, which blends public participation, planning, and implementation tools. Residents, business people, and property owners are invited to join planners and designers in the process of laying out the elements of an area's future. This process provides the advantage of giving immediate feedback to planners while giving mutual authorship to the plan by all parties. The planning process is an occasion for the community to work together in establishing a framework for the future.

The Charrette Process

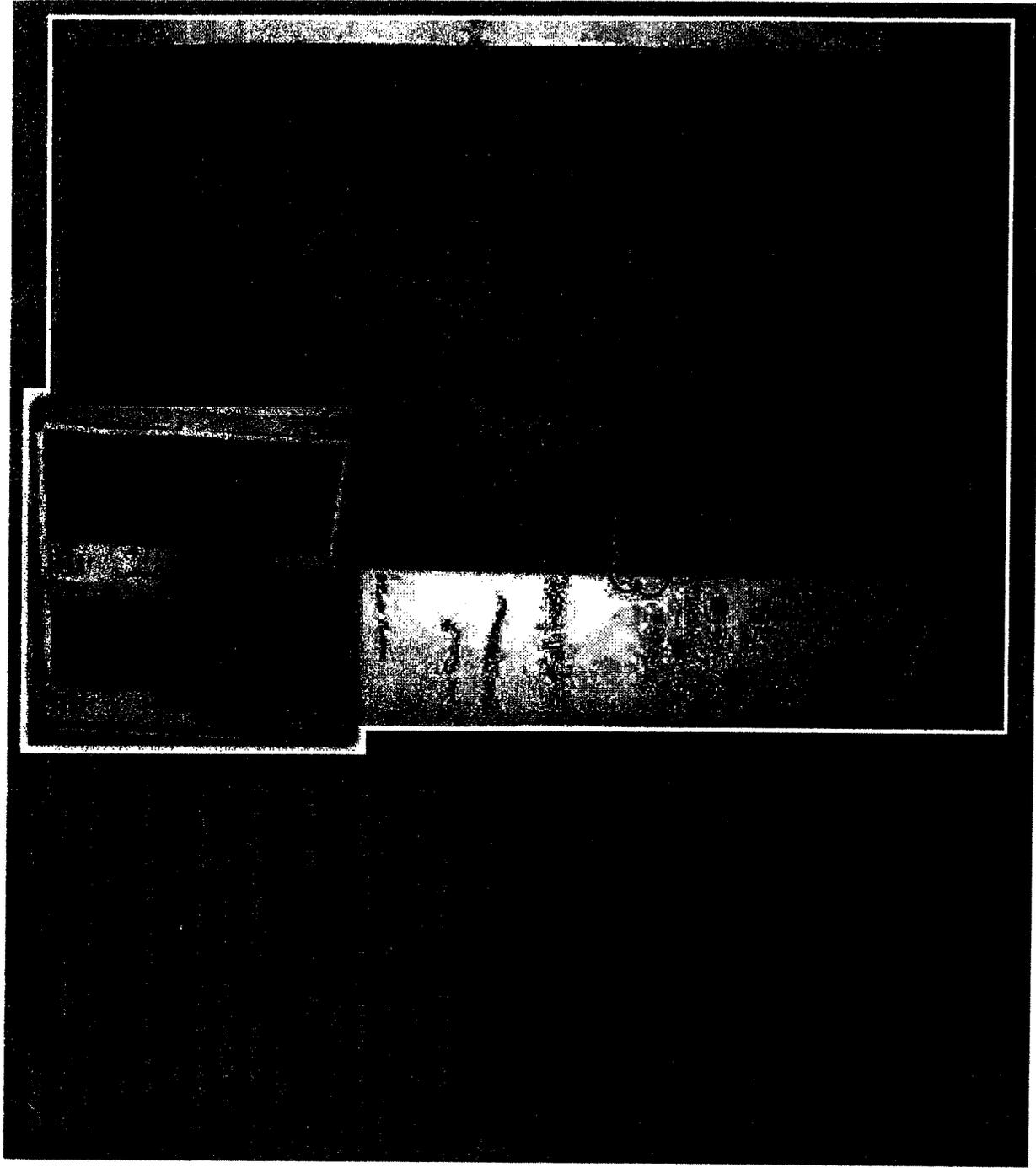
The Charrette process began with the creation of a Charrette Advisory Committee by the Palmetto Bay Village Council. Made up of 14 appointees representing residents and stakeholders in the Village, the Advisory Committee assisted in determining the exact boundaries of the study area and provided outreach to the community. In the months leading up to the Charrette week, the study area was surveyed by the design team

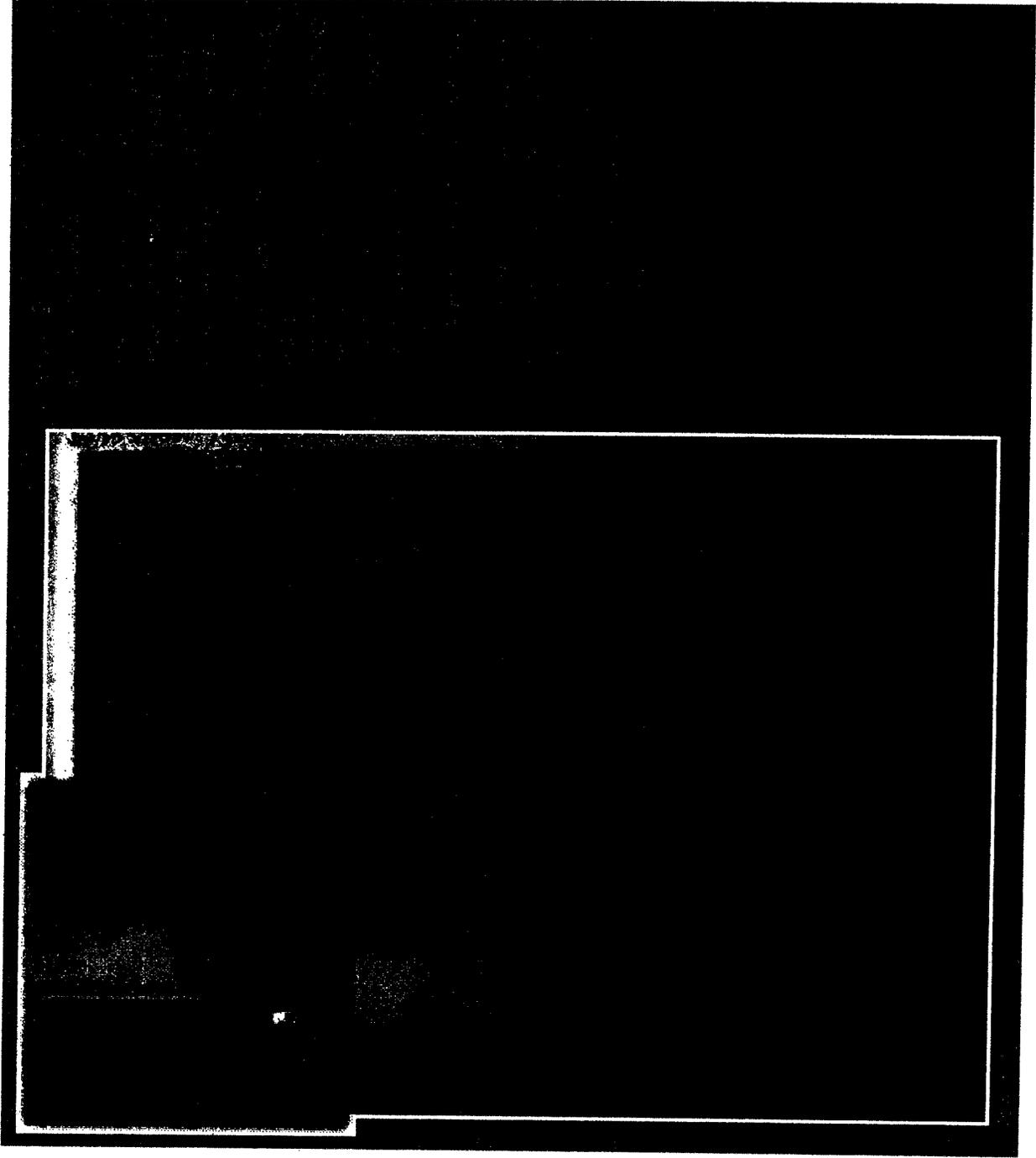


Figures 32-41. Table group sessions from the Charrette design workshop

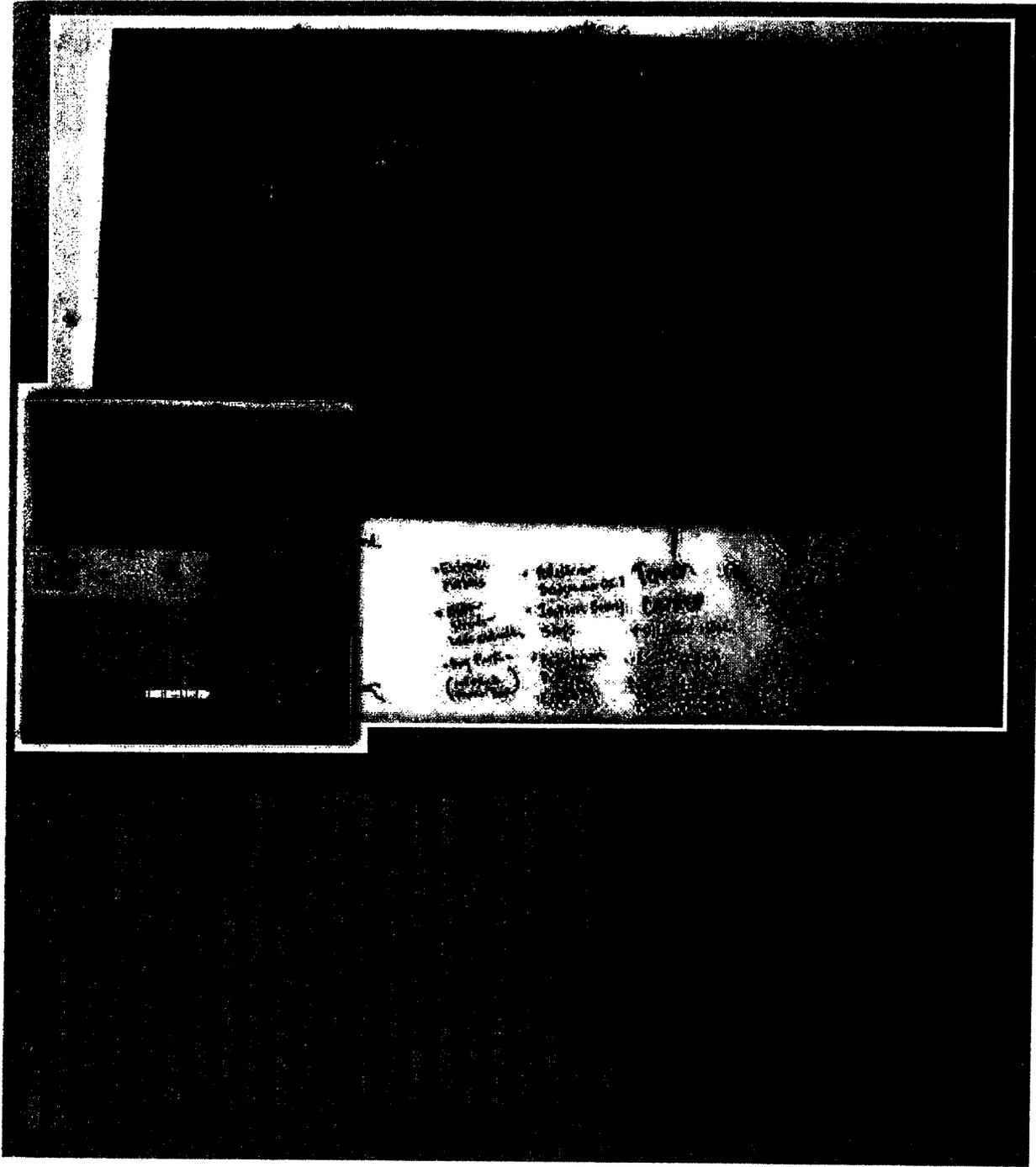
Citizens' Plans

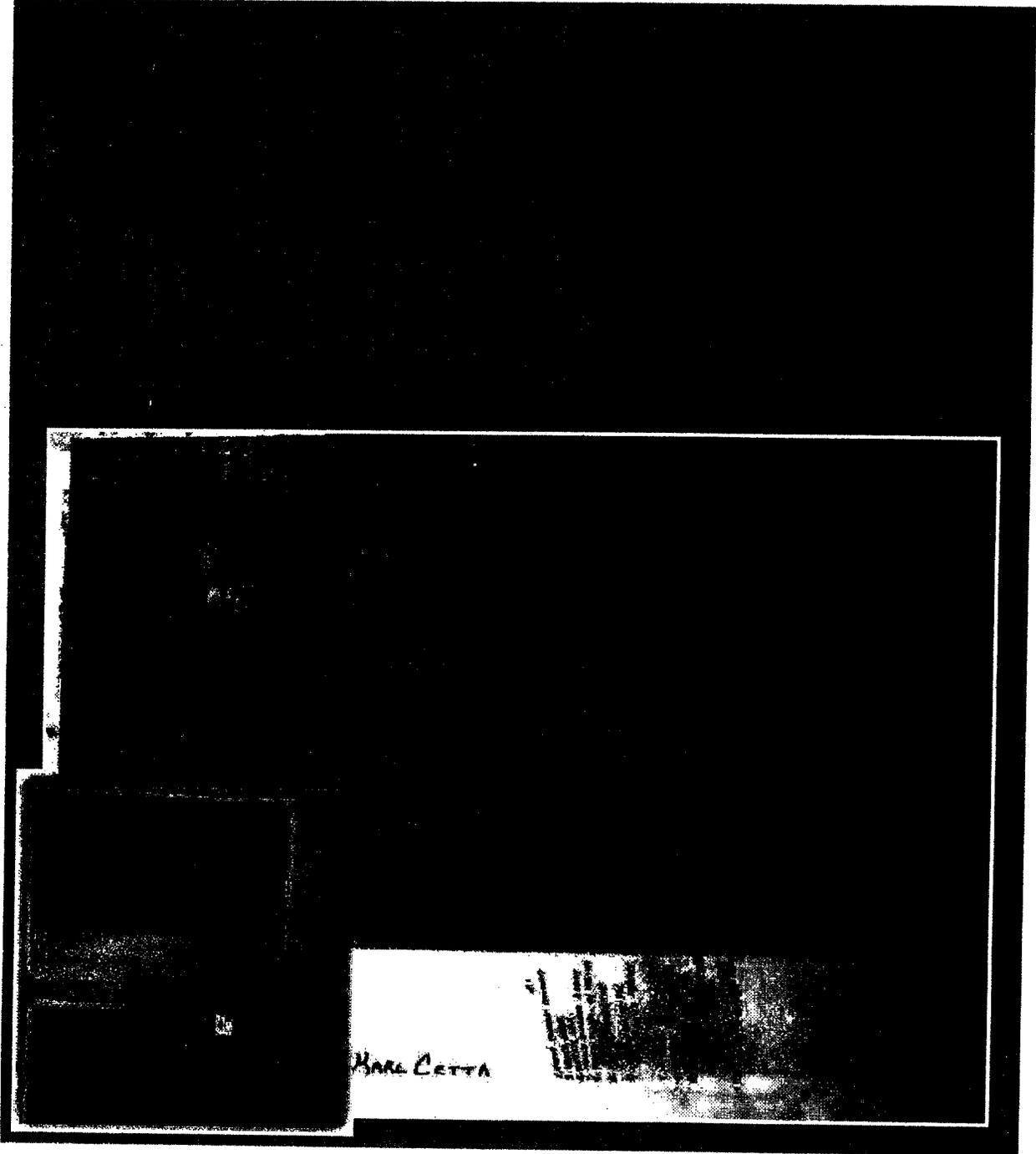
These drawings, the Citizens' Plans, were created during the design workshop by groups of 8-12 participants. These plans, along with the Citizens' Requests, guide the design team in developing the concepts and recommendations within this Report.



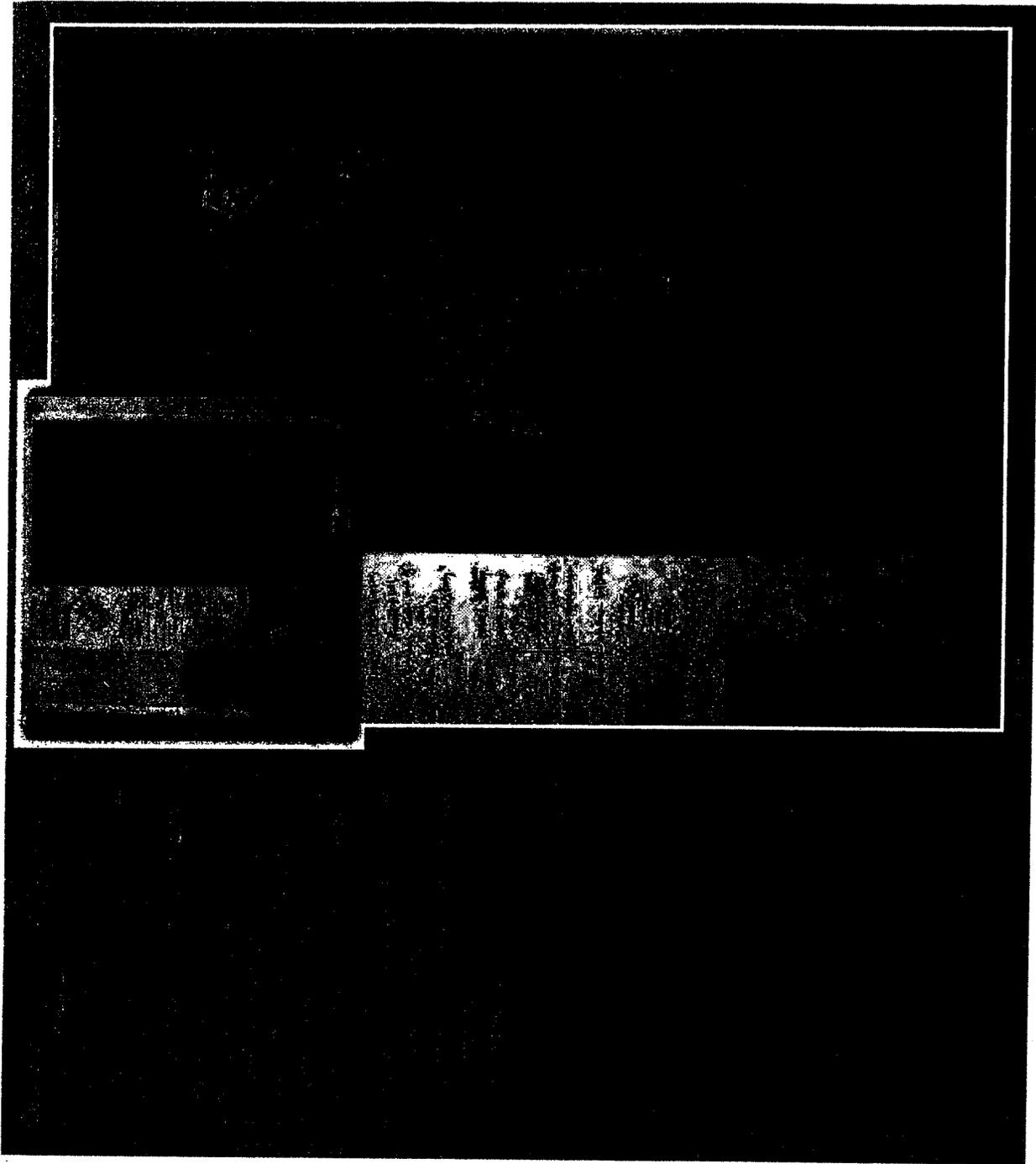


Citizens' Plans





Citizens' Plans



Citizens' Requests

This list represents a compilation of the most common suggestions received during the Charrette process. A theme that unites nearly every request is the desire to see that the Franjo Triangle Commercial Island area develop into a distinct area with an attractive public realm that is pedestrian-friendly, accessible to the surrounding area, and provides a range of residential and employment opportunities.

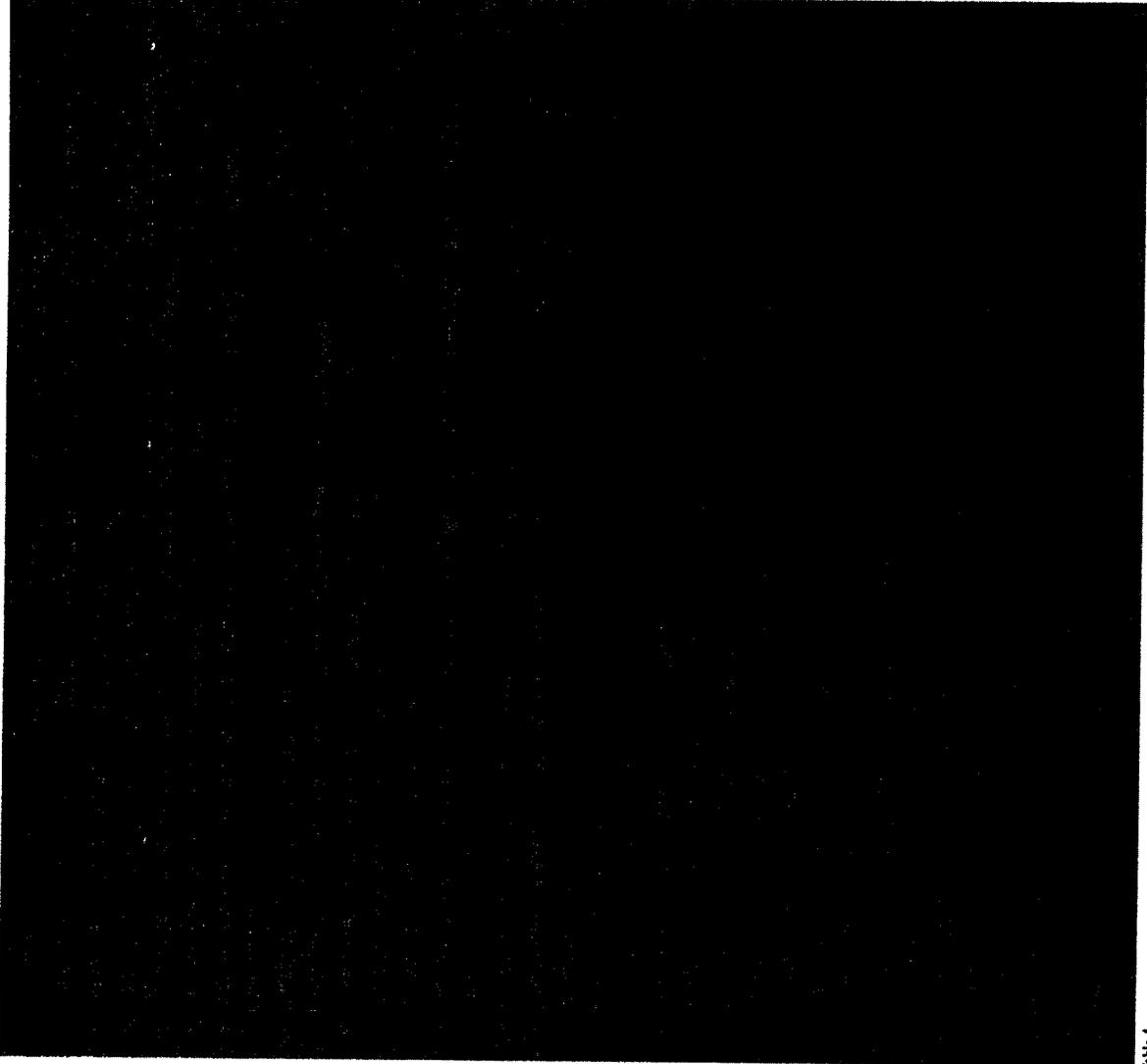
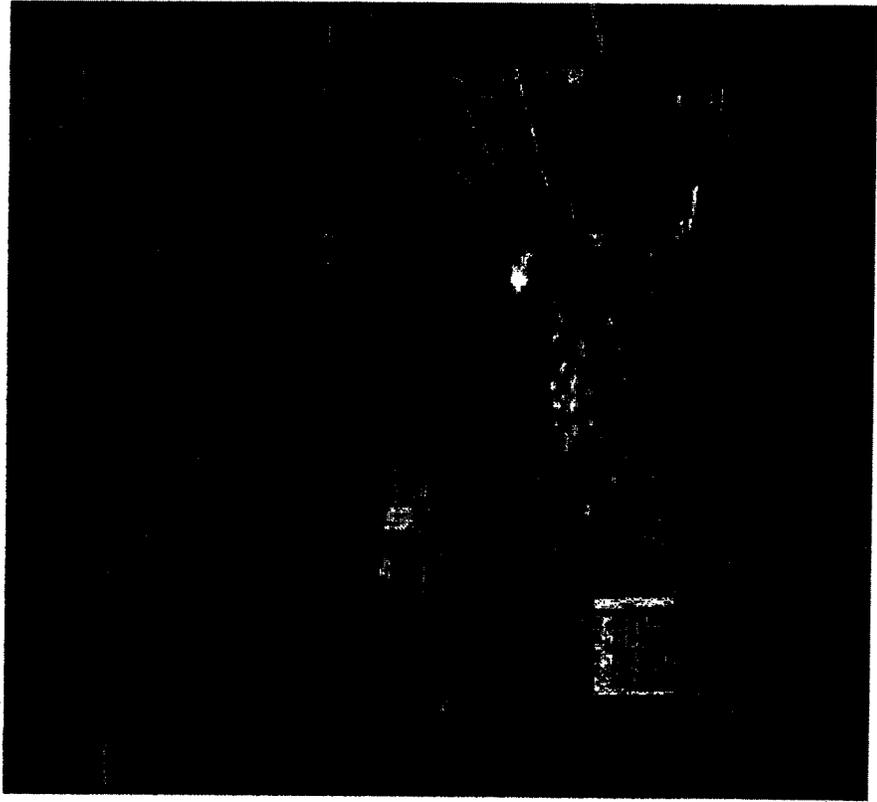


Table 4.



Urban Design Recommendations

The urban design recommendations in this Report were developed in response to needs identified during the Charrette process. These concepts all intend to begin to establish an urban pattern of growth in the study area in order to:

- Encourage pedestrian activity
- Create a contrast between the public realm and private realm
- Provide a sense of enclosure, or the perception of defined space
- Create a distinct character for the study area
- Allow for efficient land utilization
- Encourage ease of circulation for both pedestrians and vehicles
- Provide meaningful, well-defined, and accessible open spaces

The following recommendations are organized around the five sub-districts shown in Figure 57. Within each of these districts is a common character or a strong defining boundary.

The concepts in this section are illustrations of the application of urban design principles applied to specific issues within the study area. Each area was carefully studied, and these specific recommendations were developed based on the Citizens' Requests made as during the Charrette:

- Improve SW 94th Avenue with landscaping
- New mixed-use development on Maroone Nissan property

- Promote pedestrian activity between the Busway stations and mixed uses on the Island
- Improve cross-island streets with sidewalks and landscaping
- Provide a new north-south street connection within the Island
- Provide entrance gateways along U.S. 1 on the Island
- Improve Franjo Road with pedestrian amenities and landscaping
- Implement a street grid west of Perrine Park
- Provide a Village Center/Hall on vacant land east of Perrine Park
- Create a civic presence along Franjo Road
- Construct sidewalks missing in various areas
- Provide street trees and landscaping wherever absent
- Improve street furniture and lighting
- Improve landscape on public right-of-ways
- Improve U.S. 1 with pedestrian amenities and landscaping
- Provide mixed-use land use categories in the Village's comprehensive plan
- Revise Zoning Code to allow mixed-use and pedestrian-friendly development

Charrette Vision Plan / Points of Interest

- | | | | |
|---|--|----|---|
| 1 | SW 168th Street Busway Station | 7 | Miami Children's Hospital |
| 2 | North gateway to Island | 8 | Expanded Perrine Park |
| 3 | Maroone Nissan/U.S. 1 Island District | 9 | Neighbors supermarket/Franjo Road Main Street |
| 4 | Center of Island, Banyan Street at Perrine Avenue | 10 | Potential new Village Hall |
| 5 | Banyan Street Busway station, future Metrorail station | 11 | Indigo Street Busway station |
| 6 | Potential new north-south street | 12 | South gateway to Island |
| | | 13 | Franjo Road Main Street |



Figure 58 a. View to the south over U.S. 1, Franjo Road is at the middle center

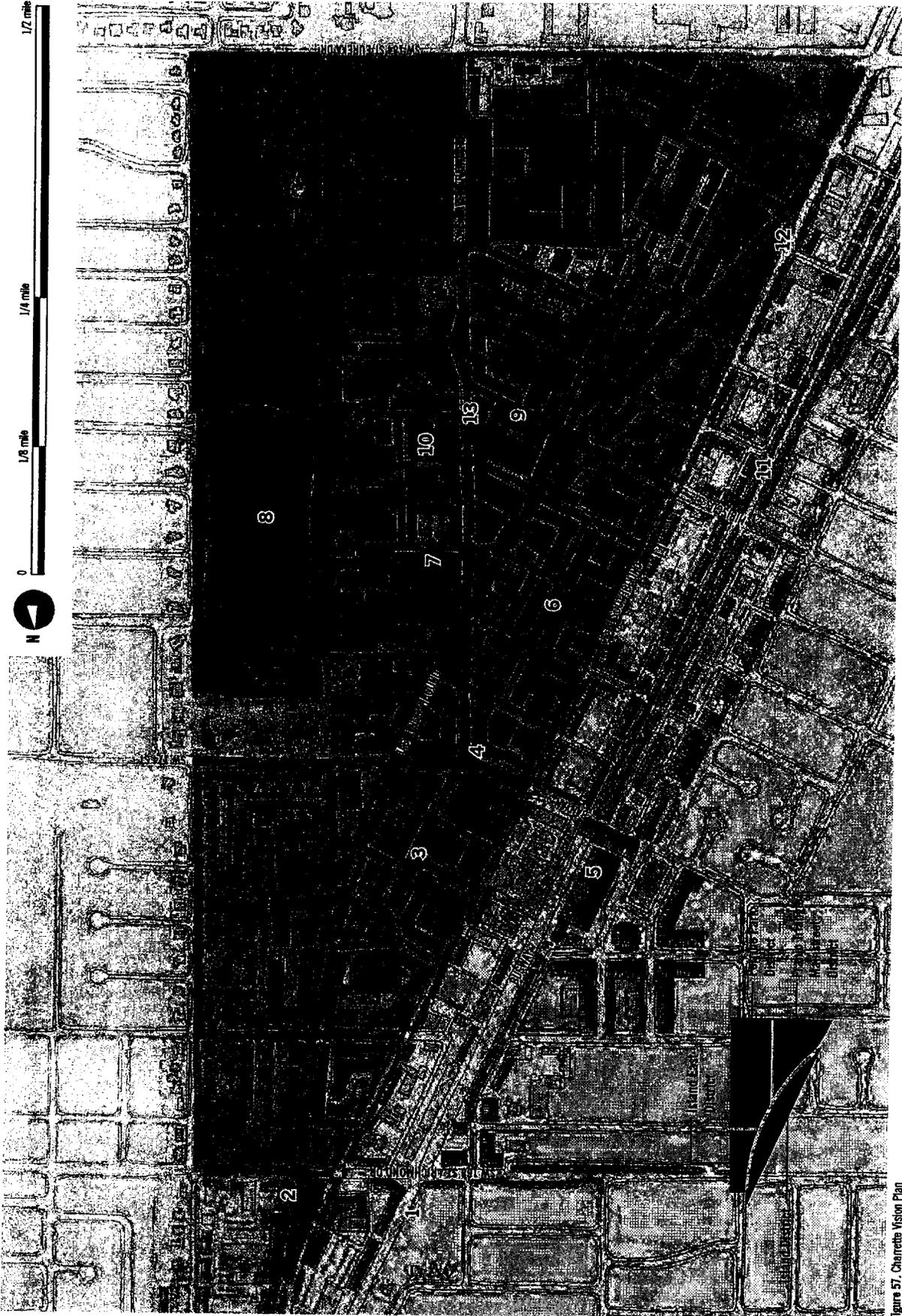


Figure 57. Charrette Vision Plan

Island East District



This portion of the study area, bounded by U.S. 1, Richmond Drive, SW 174th Street, and SW 94th Avenue is characterized by small-scale commercial uses along U.S. 1 and a variety of multi-family housing types along 94th Avenue.

The duplexes, townhouses, and apartment buildings in this area make up a large portion of the multi-family housing within Palmetto Bay. Similar to the condition of SW 92nd Avenue, 94th Avenue in this area appears unnecessarily wide due to the excessive amount of pavement and the lack of street trees or other landscaping. Along U.S. 1, small-scale commercial uses are found, including a small strip shopping center and a recently constructed multi-floor self-storage facility. The mix of uses in this area makes an effective transition to the single-family residential uses east of SW 94th Avenue.

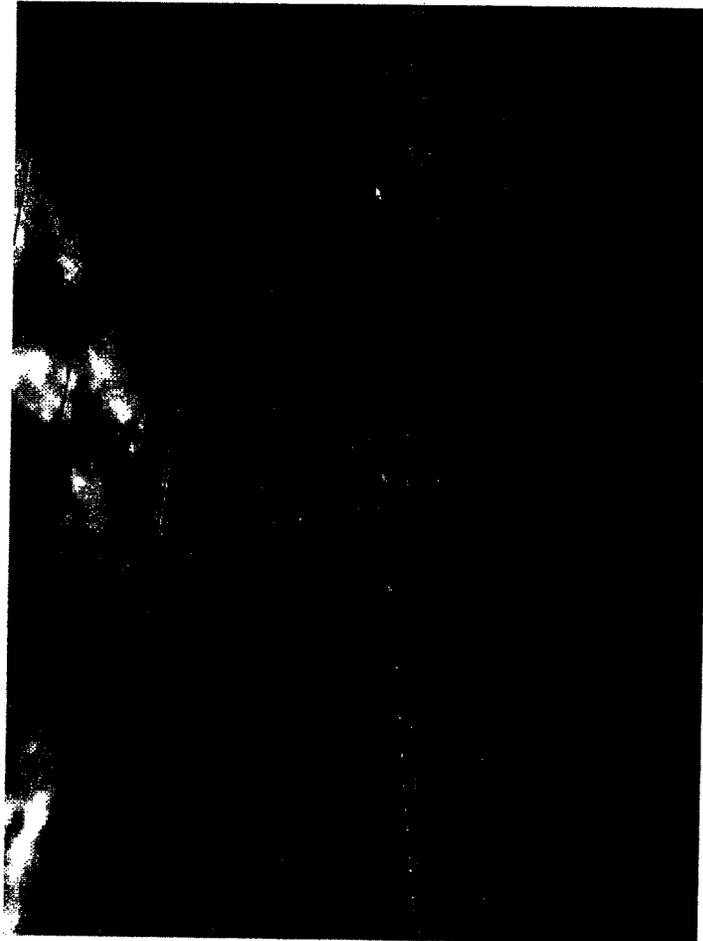


Figure 56. View southwest to Villa del Sol townhouses, SW 170th Street at 94th Avenue



Figure 59. Charlotte Vision Plan, Island East District

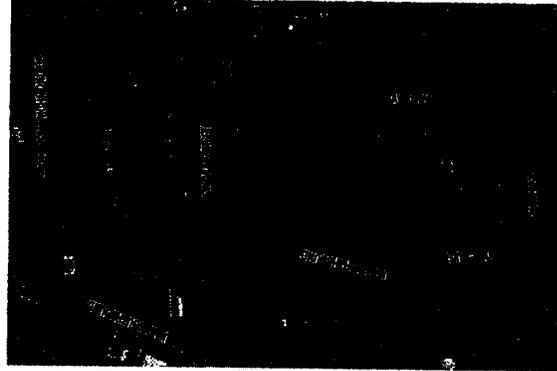


Figure 60. 2003 Aerial, Island East District



Island District

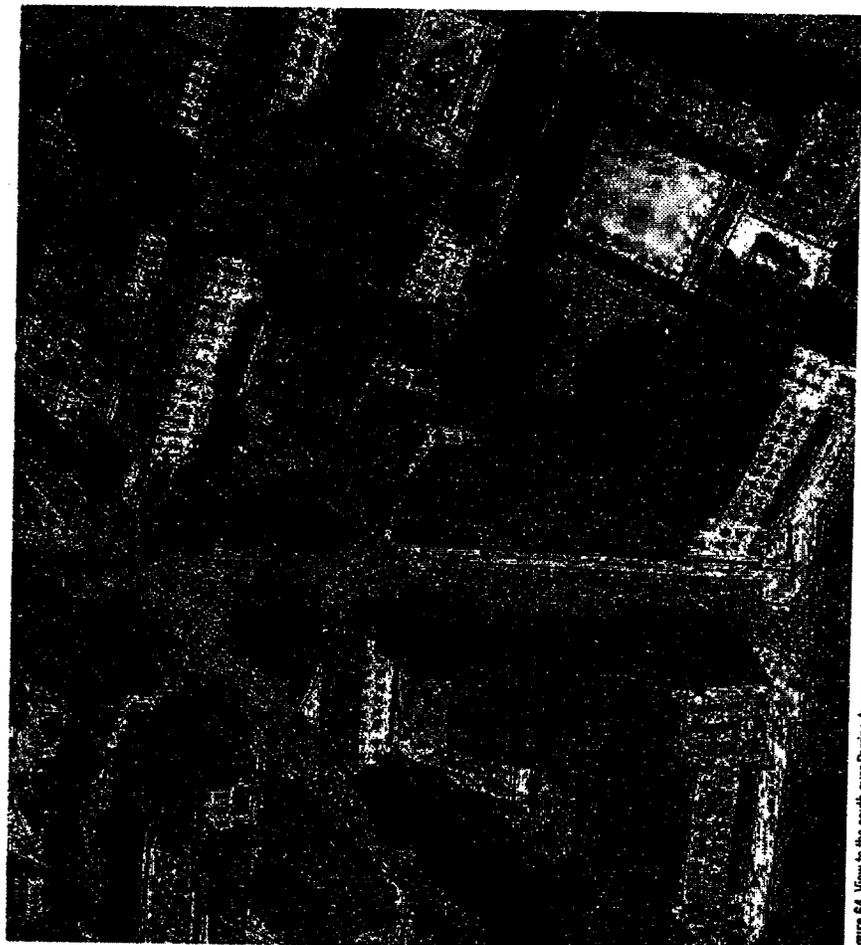
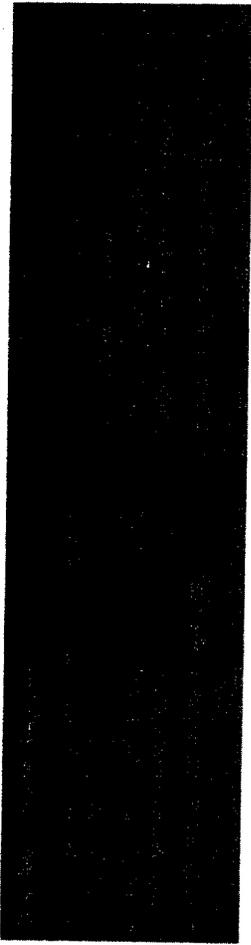
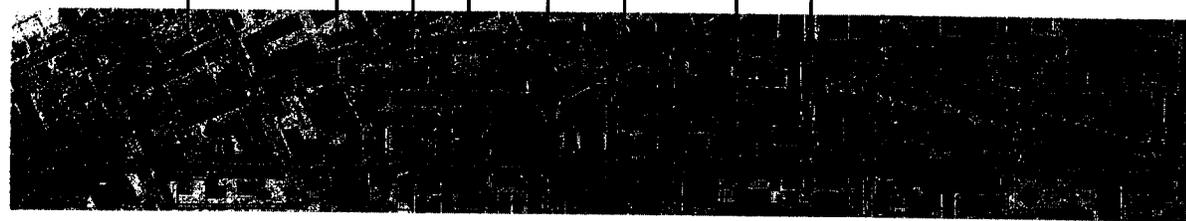


Figure 64. View to the south over Perrine Avenue



Figure 65. 2003 Aerial, Island District



- North Island Gateway
- Theater or other attraction
- Triangular plaza - 'Central Park'
- Existing Nissan showroom
- Perrine Avenue and Banyan Street intersection
- Perrine Community House
- Potential additional north-south access
- Hibiscus Plaza

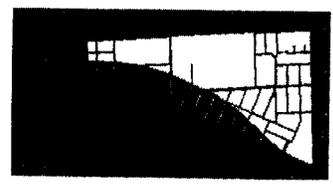


Figure 66. Charrette Vision Plan, Island District

The division of U.S. 1 into a one-way north-bound and southbound pair of streets between SW 167th and SW 183rd Streets results in the area known as 'the Island.' This long and narrow 43-acre area, about 600 feet wide at its broadest, is nearly completely devoted to commercial uses. This is not a recent occurrence; commercial activity in this area dates back to the construction of the FEC railroad in 1904. The most significant building remaining from the early years of this area's development is the Perrine Community House. This building, located at the corner of Perrine Avenue and Datura Street was constructed of locally quarried oolitic limestone by the Worker's Project Administration (WPA) and completed in 1936. Originally used for civic functions, the building is now occupied by ChamberSouth. (See Figure 67)

Street/SW 174th Street within the Island was the center of the Perrine commercial area, this intersection is now nearly devoid of any traffic or activity.

South of Banyan Street, the observations made in the South Cutler Area Study, written in 1981 by the then-Dade County Planning Department, largely still apply. The study noted that the Island was a unique area, but also pointed out several problems: "traffic circulation is poor, and pedestrian movement is difficult. A mixture of uncomplimentary commercial uses are found in the area. Vacant lots are scattered throughout, often cluttered with weeds and trash." Since that Report was written, abandoned buildings can be added to that list of concerns as well.

Difficulty in accessing the Island may explain why the area has yet to realize its full potential as a commercial district. Where the internal access roads in the Perrine Plaza once served as an extension to Perrine Avenue, that street now ends at Banyan Street. Except for the short segment of Perrine Avenue between U.S. 1 and Banyan Street, there are no means of circulating within the Island without having to travel onto U.S. 1. In addition, as U.S. 1 splits into one-way pairs surrounding the Island, circulation is complicated even further. The 1981 study emphasized the desirability of providing for north-south movement within the Island.

Perrine Avenue at Banyan Street

This intersection should be reclaimed as the hub of activity on the Island and a starting point to restore a pedestrian, Village scale to

Until about 1996, the most prominent destination within the Island was the Perrine Plaza shopping center, which was anchored by a Winn-Dixie supermarket. Perrine Plaza's original configuration was in the form of a main street, with two retail buildings facing each other with a row of angle parking dividing two traffic lanes, similar to the present configuration of Perrine Avenue between Banyan and Datura Streets. (See Figure 68)

The Maroone Nissan showroom that replaced Perrine Plaza remains the most prominent business within the Island, but unlike the earlier shopping center, automobile dealerships tend not to serve neighborhood needs and rely instead on a regional market. Where once the intersection of Perrine Avenue and Banyan

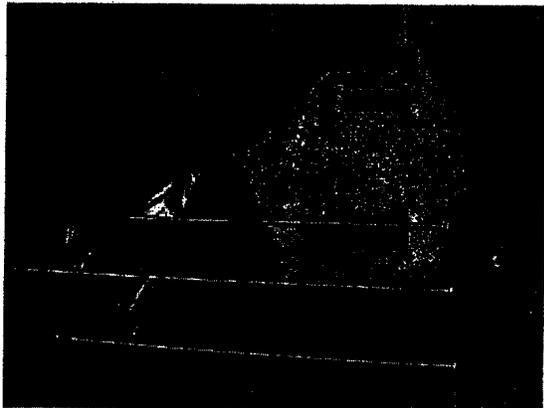


Figure 67. Perrine Community House

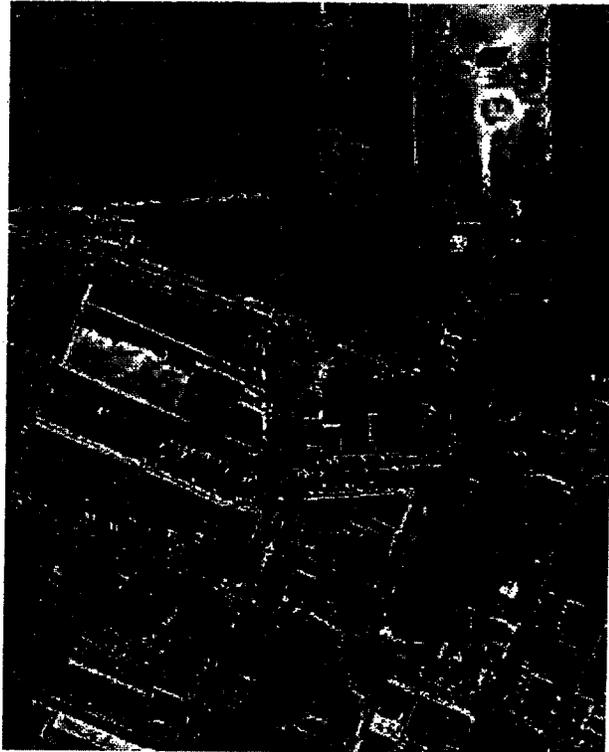


Figure 68. 1983 aerial, intersection of Banyan Street and Perrine Avenue. The former Perrine Plaza and current site of Maroone Nissan is at the top center

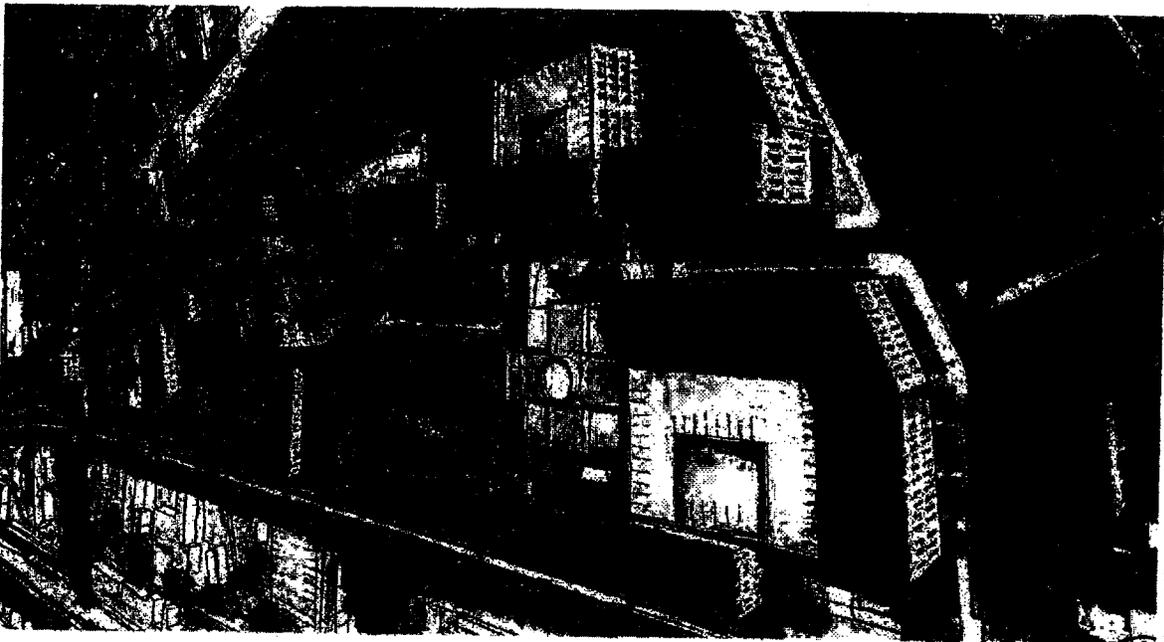


Figure 72. View to the north over intersection of Perrine Avenue and Banyan Street

street would provide additional frontage away from busy U.S. 1 and would be better suited for pedestrian-oriented and mixed uses. One possible way to implement this important connector would be to require that property owners adjacent to the street construct each section when redevelopment occurs.

Maroone Nissan property

As noted earlier, Maroone Nissan is the most prominent destination on the Island. Occupying approximately 12 acres, about 8 acres are used for surface parking, accommodating both customers and inventory. Only a small portion of the site, about 25,000 square feet, is covered by buildings. Despite the size and visibility of this automobile showroom, it generates very little activity. Because of this, the Plan recommends the additional development of this site

to accommodate new uses, while retaining the existing dealership. The existing showroom building may be retained while creating sites for further development. Additional access to U.S. 1 and means of internal onsite circulation should be provided. In the long term, parking garages should be used for storing inventory on the site, therefore freeing the majority of this property to be used more productively. Portions of the frontage on U.S. 1 may be maintained for the display of cars.

The Plan envisions the extension of Perrine Avenue northward as a pedestrian and vehicular way. This north-south axis extends past the existing showroom toward to a new street opening up onto a triangular open space as shown in upper center of Figure 72. Surrounded by buildings, this 'central park' should serve as an

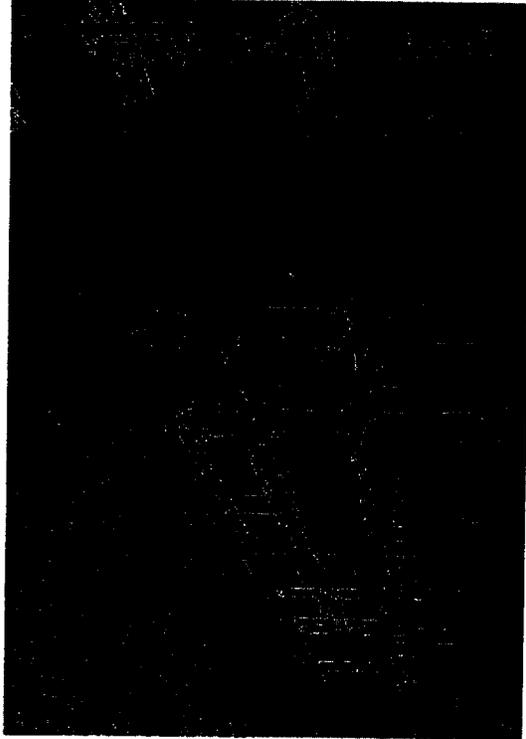


Figure 73. Mixed-Use buildings, West Palm Beach

amenity for the Island as well as the users of the surrounding buildings.

Maroone plans to relocate their service and repair facilities from a location west of the Busway to their Island property. This new facility should be developed in an urban manner, with automobile circulation oriented toward the interior of the property and customer waiting areas and retail space fronting onto Banyan Street. The building shown at the lower left of Figure 64 is an illustration of how this new facility could be configured. Additional development on this site as illustrated here would greatly to enhance the current character of the Island, and can be accomplished with the retention of existing businesses and uses.

Island Gateways

During the Charrette, many requests were made for a gateway or entrance feature to the Island area. This is particularly important at the south of the Island, as this is the primary southern entrance into the Village. The areas currently utilized at the north and south ends of the Island for the chain link fencing with the medallions of various civic associations could be used for such features. Two conceptual designs were developed during the Charrette and include a more suitable setting for these medallions. (See Figures 75, 76) Another way to mark the entrance into the Village is through the use of an overhead sign, similar to highway directional signs. As U.S. 1 often carries traffic at expressway speeds, this type of sign may be appropriate and would stand out from the surrounding commercial clutter. (See Figure 78)

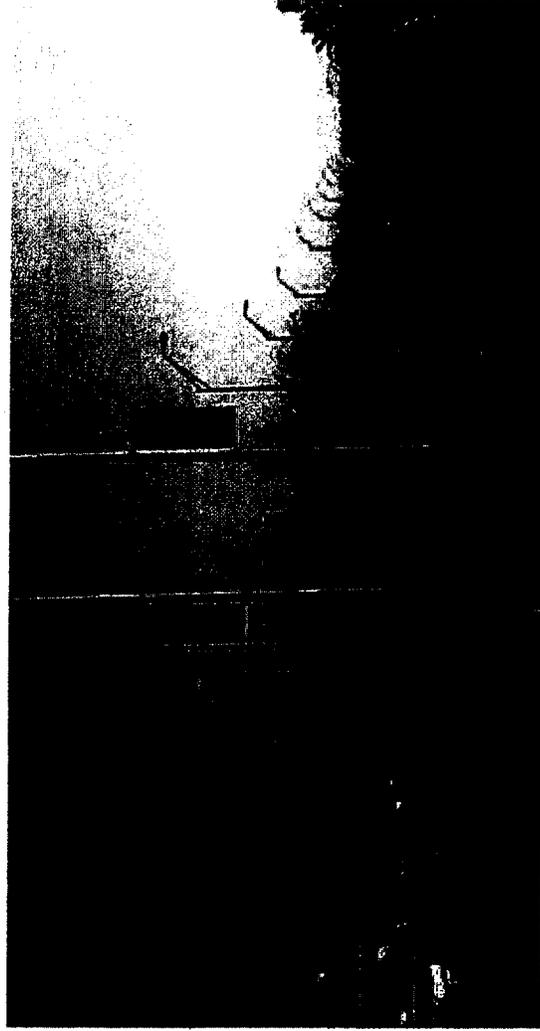


Figure 74. U.S. 1 view north, south of the Island

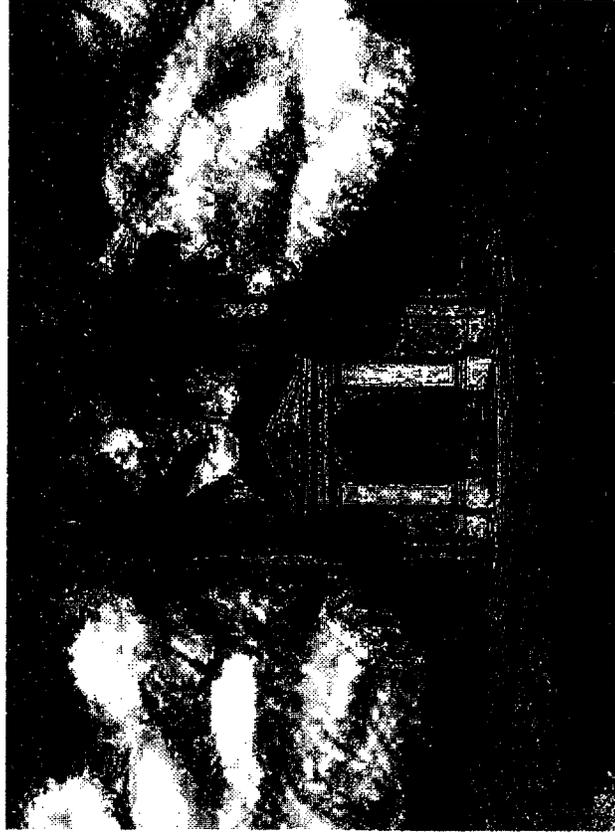


Figure 75. North gateway to Island area



Figures 76. South Gateway to Island area

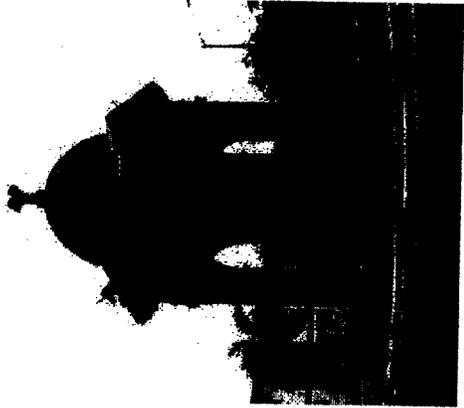


Figure 77. Fiftford-by-the-Sea monument, North Miami Beach

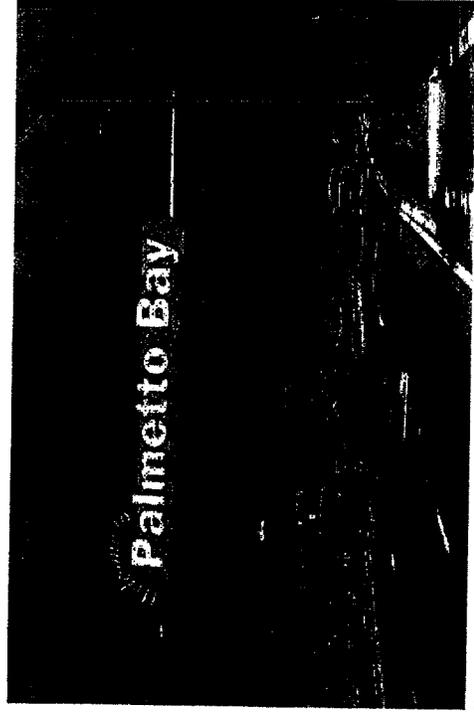
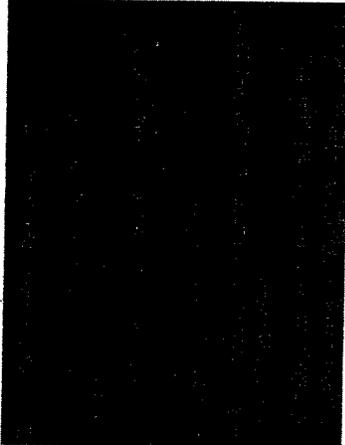


Figure 74. Entrance sign north of SW 164th Street

Island Gateways

Franjo Triangle/Mainstreet District



The Franjo Triangle area is defined by Franjo Road on the east, Eureka Drive on the south, and U.S. 1 on the west. Land uses within this area consist of a mixture of commercial and residential uses, with non-residential uses almost completely surrounding the mainly single-family residential area between SW 181st and 183rd Streets. This quiet residential area is characterized by simple concrete-and-stucco dwellings on large lots that date from the early 1950s. To the north, east, and south of this area lie RU-5 and RU-5A zoned properties. (See Figure 85) Uses that typically occur in this zoning district include professional offices, child-care facilities, and other non-retail business uses. To the west, between Holcomb Avenue and U.S. 1, the area is zoned primarily BU-1A. Visually, due to the similarity of building types between the commercial and residential uses, particularly between the RU-1 and RU-5/RU-5A uses, there is the appearance of commercial uses encroaching into a residential area. A look at a zoning map will show otherwise; however, this impression remains and is this area's primary concern.

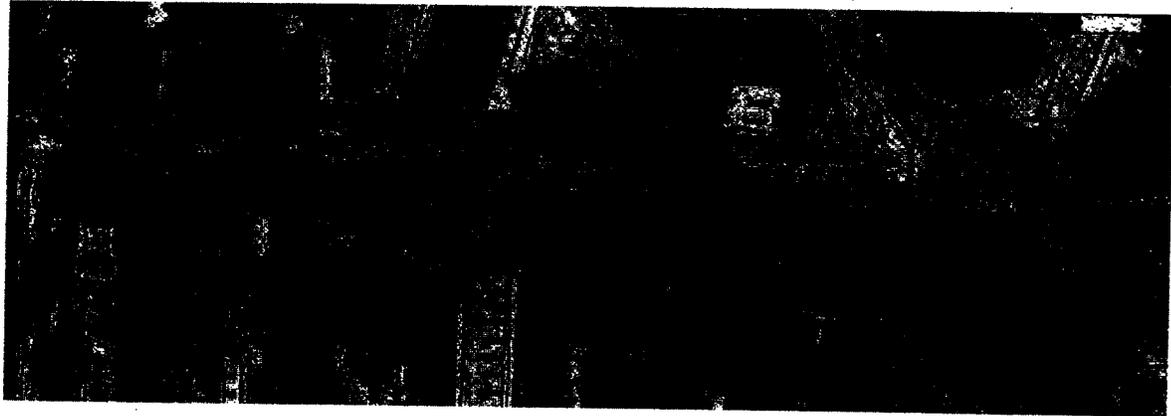


Figure 79. View south over Franjo Road at U.S. 1

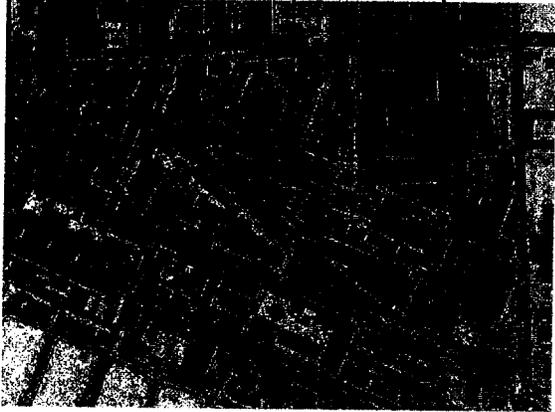


Figure 80. Charette Vision Plan, Franjo Triangle District

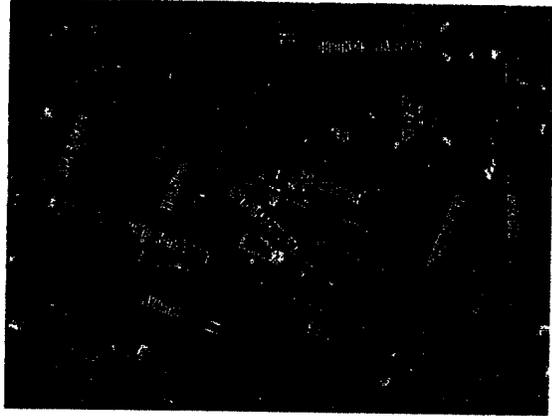


Figure 81. 2003 Aerial, Franjo Triangle District



Franjo Road Mainstreet

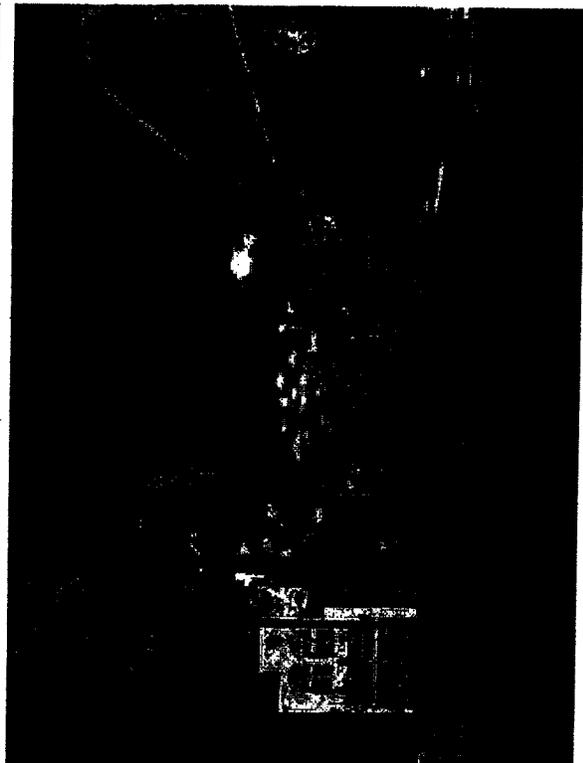
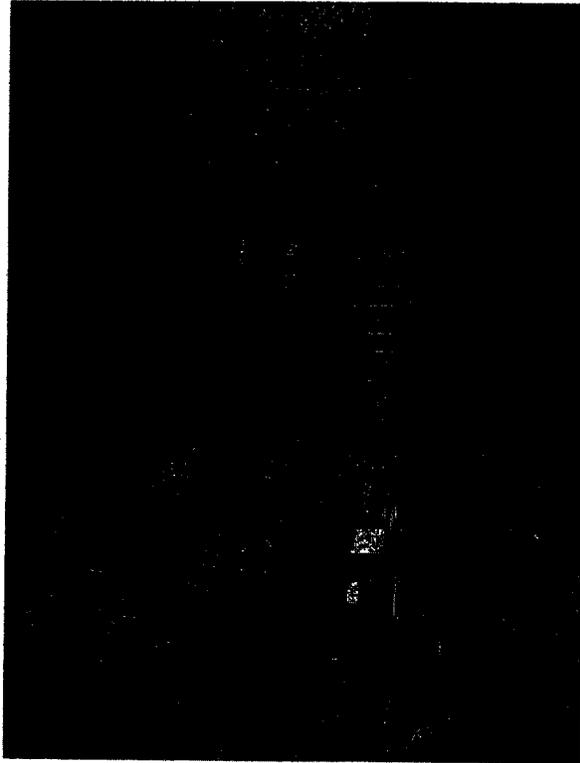
This important street begins on the Island as Perrine Avenue, and acquires the name Franjo Road south of U.S. 1. During the Charrette this street was identified as an ideal street for mixed-use development with commercial uses on the ground floor and residential and office uses on the upper floors. This street should be enhanced to create an environment that encourages pedestrian activity and to continue the urban character of the Island southward. The Plan recommends that all buildings line the street and to require parking and service yards occur to the rear of each lot in order to provide a sense of spatial enclosure as shown in Figure 83. These mixed-use buildings should be provided along Franjo Road north of SW 180th Street and may have ground floor colonnades lining the street. Shops and cafes are examples of suitable uses at the street level that generate activity throughout the day.

Triangle Area

The residential area west of Franjo Road is surrounded almost completely by small offices and auto-oriented uses such as car repair, tire, and body shops. Many of the surrounding parcels are vacant and poorly maintained. The main concerns in this area are the appearance of the surrounding businesses and the incompatibility of uses adjacent to residential properties.

The Plan envisions the future of this area as a neighborhood-scale mixed-use workshop, office, and residential area. By establishing a hierarchy of streets, various building types, heights and densities, the Triangle area can

provide an effective transition between the residential areas east of Franjo Road and the business areas to the west.



Figures 82, 83 Before-and-after photo-simulation, view of Franjo Road to the north at Fern Street

RU-1 Residential Area

For the area within the Triangle area, the small portion currently zoned RU-1 is recommended to continue the mixed-use character of the surrounding area and to become an area of townhouses and live-work units with a density not exceeding 8.5 net dwelling units per acre. Additionally, whatever the work component of the live-work unit, it should not in any way disturb the overwhelming residential character of the neighborhood and should further and more specifically be defined in the Land Development Code.

Future development within the remainder of the Triangle area should be comprised of a variety of building types, including those shown in Figures 87-90. These varied building types are designed to be compatible with one another even when accommodating different uses. Smaller-scale uses should occur along Franjo Road, increasing in scale toward U.S. 1. Parking should be accessed through alleys or parking courts located away from the street frontage.

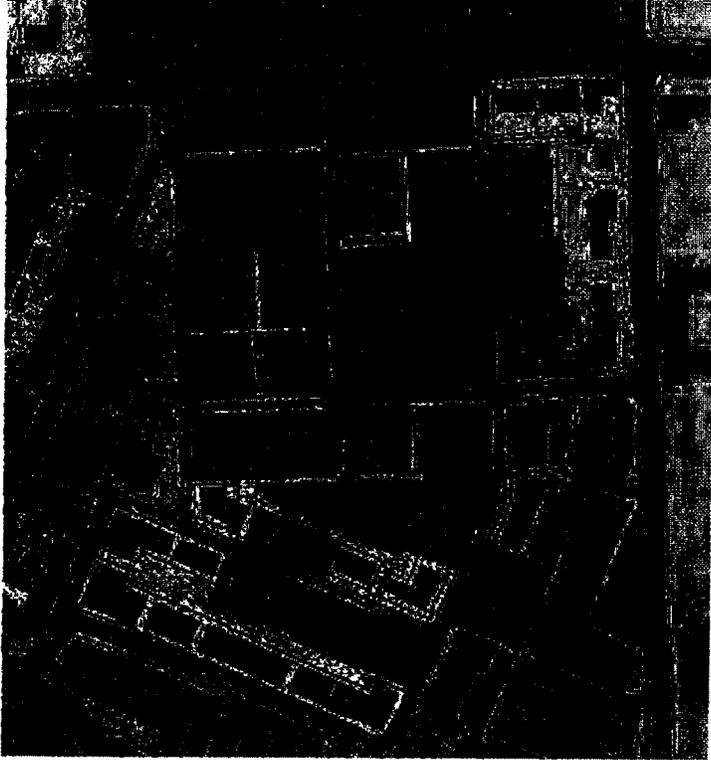


Figure 84. RU-1 area west of Franjo road with townhouse and live-work building types



Figure 85. 2003 Aerial, RU-1-zoned residential area inside dotted line

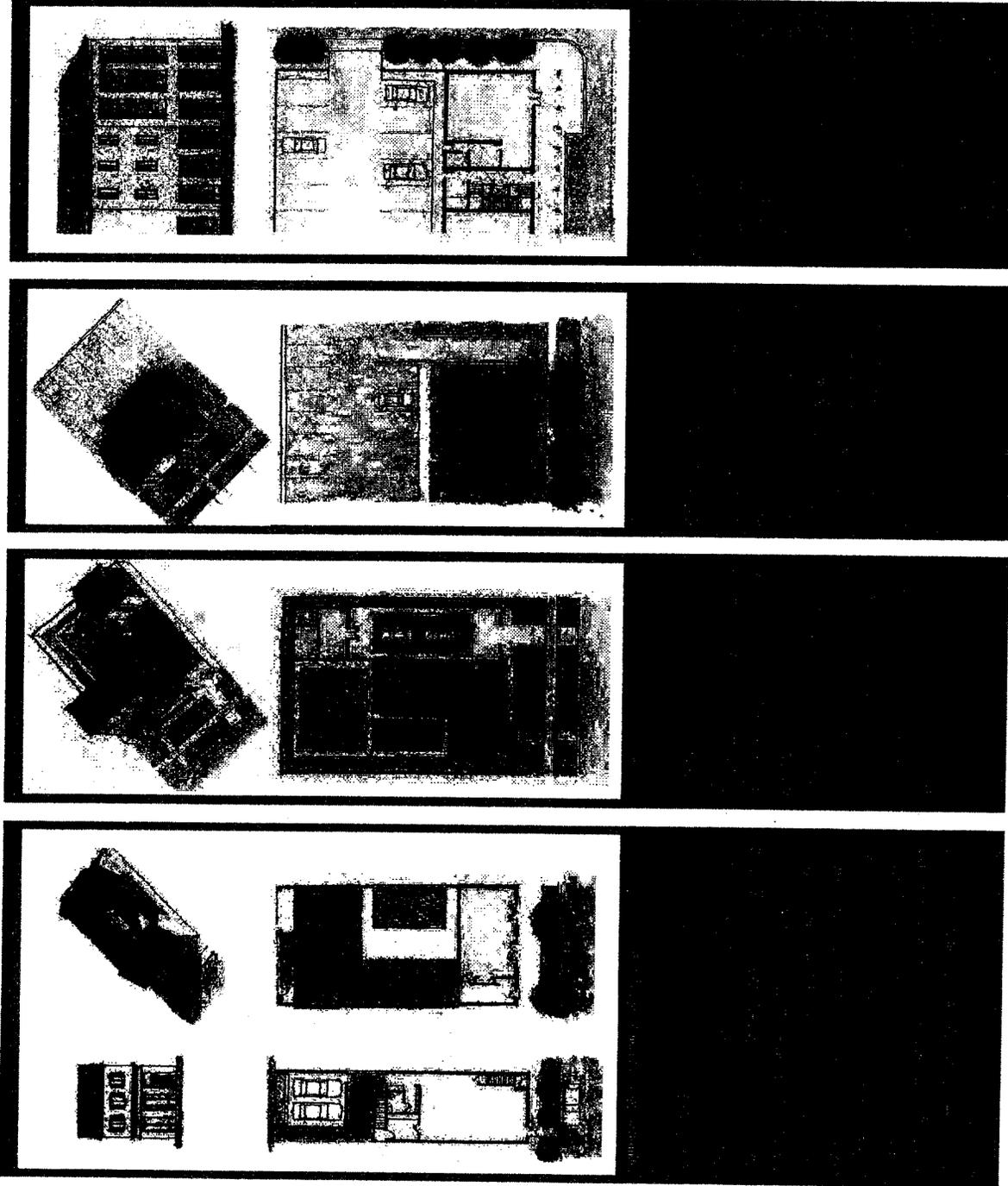
- BU-1
- BU-1A
- BU-2
- BU-3
- RU-1
- RU-2
- RU-4L
- RU-5
- RU-5A
- RU-2
- NONE



Figure 86. Triangle residential area, existing zoning, RU-1 area inside dotted line

Building Types

To ensure the compatibility of uses that may be accommodated in the Franjo Triangle Workshop/Office/Residential District Alternative, appropriate building types for each use should be incorporated. The distinct types shown in Figures 87-90 are designed in a complimentary manner, so the potential for conflict between uses may be lessened. Through the implementation of prescriptive zoning regulations, types such as illustrated here can be required for any new development.



Franjo Road

North of SW 181st Street, Franjo Road is recommended to become a three-lane street with a center turning lane similar to the street shown in Figure 91. The existing swales are recommended to be improved with minimum 8-foot wide sidewalks, on-street parking lanes, curbs and gutters, and planting strips while retaining the existing palms wherever possible as shown in Figure 95. Where additional pedestrian activity is expected, the sidewalk may be extended to the curb, and tree grates used to provide planting areas for street trees.

As Franjo Road is a section-line arterial roadway, Miami-Dade County is responsible for any improvements in the right-of-way. The Village

should work closely with the County to ensure that any improvements to this important street are made to not only improve vehicular access, but enhance this street's pedestrian experience and desirability for future development.

The Plan recognizes the identity of the areas to the south of SW 181st Street as clearly suburban and residential in character. From this point south, the plan recommends that the configuration of Franjo Road consist of a two-lane street with a landscaped median and swale areas as shown in Figure 97. Existing swale areas should be improved with curbs, gutters, and sidewalks, while retaining the existing palm trees.

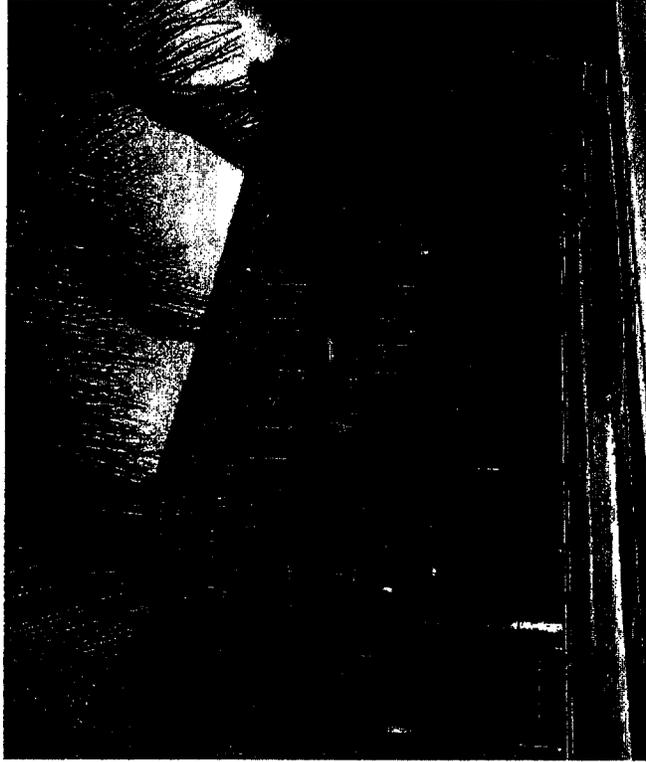


Figure 92. Mixed-use retail and residential buildings as recommended along Franjo Road north of SW 181st Street

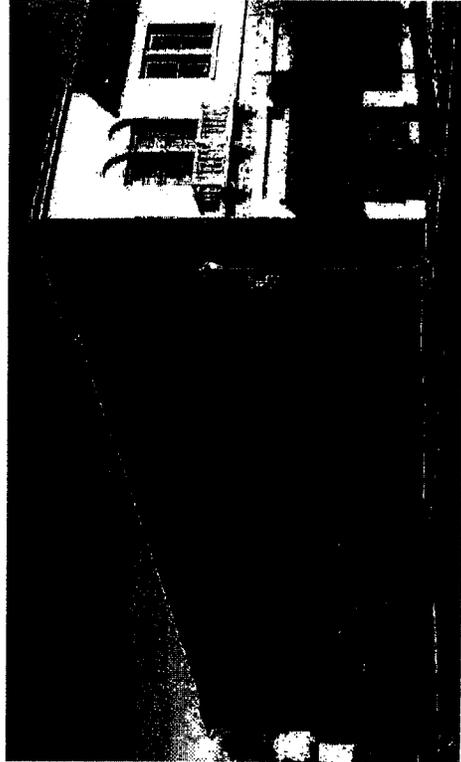


Figure 93. Mixed-use building, Ft. Pierce

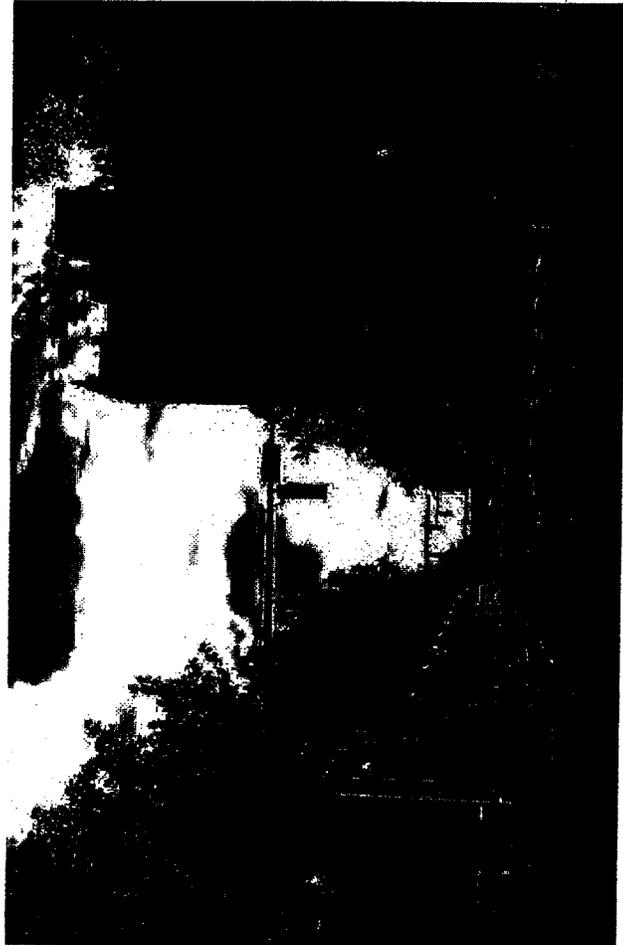


Figure 91. Three-lane street configuration with on-street parking, Lakeland

Perrine Park District



The area bounded by SW 174th Street, U.S. 1, Franjo Road, Eureka Drive and SW 94th Avenue, is primarily residential in character. Commercial activity occurs primarily along Franjo Road north of SW 181st Terrace. Additional commercial activity occurs along SW 175th Terrace and U.S. 1. Perrine Park, a 4.5-acre neighborhood park, is currently undergoing planning by the Village to be expanded by up to 17 additional acres. At present the only access to the park is via SW 175th Terrace. The additional property being added to the park has frontage along SW 94th Avenue; however, this street also adjoins a quiet residential area. SW 94th Avenue would be a natural way to access the expanded park from the neighborhoods to the east, but such access may increase traffic on surrounding local streets.

The largest amount of vacant land in the study area is found between Perrine Park and Franjo Road. There are five contiguous vacant parcels adjacent to the western boundary of the park's expanded property; two of these are currently

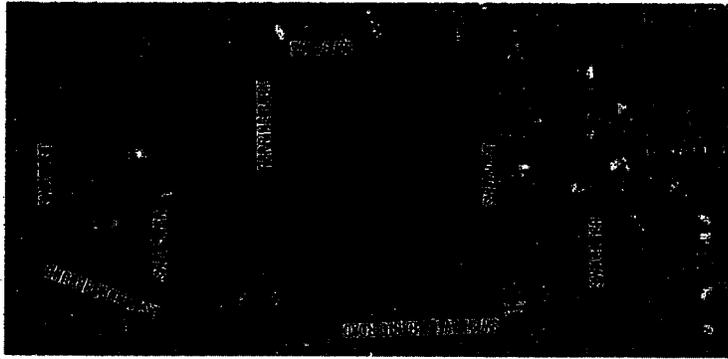


Figure 96. 2003 Aerial, Perrine Park area

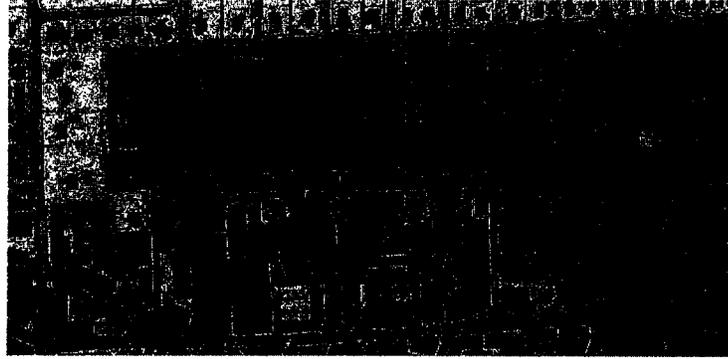


Figure 99. Vision Plan, Perrine Park area

- Community Center
- SW 175th Street
- New street
- Charter School
- Walkway along Perrine Park Edge
- Parking Garage
- Village Hall Green
- Village Hall Green

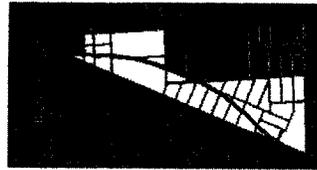


Figure 100. View to the southwest over Perrine Park, towards Franjo Road. Parking garage wrapped with liner buildings shown at the center right

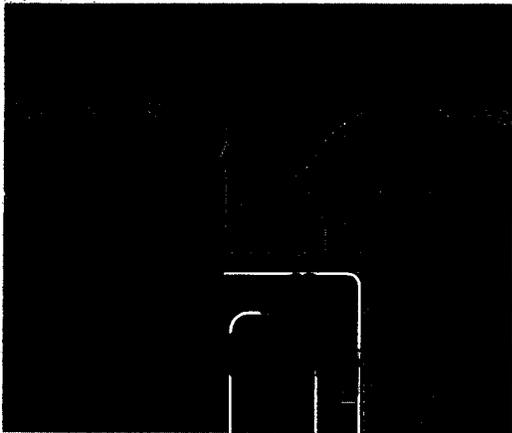


Figure 101. Park edge plan detail

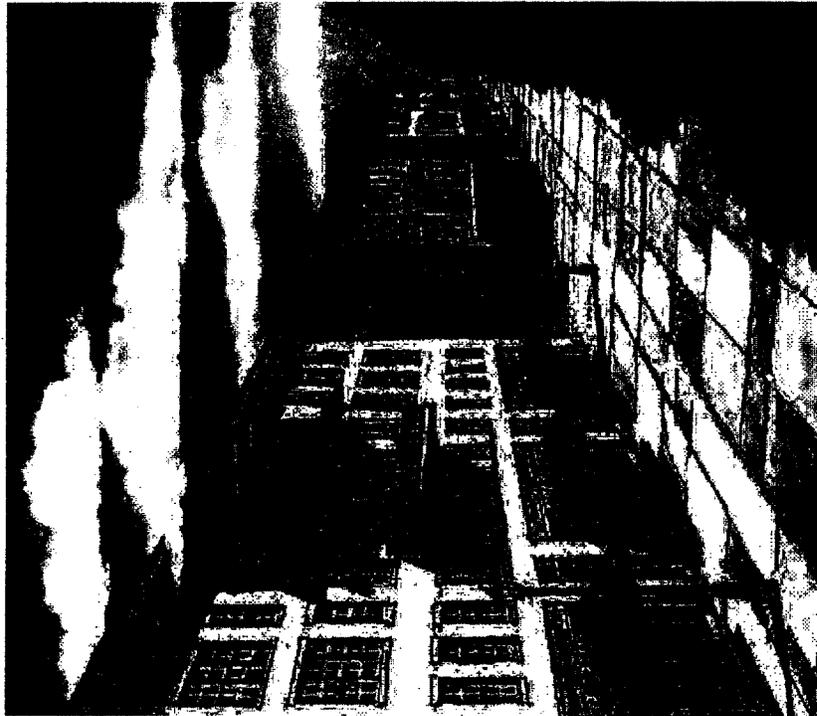


Figure 103. Perrine Park edge, with pedestrian walkway bordered by retail and residential uses

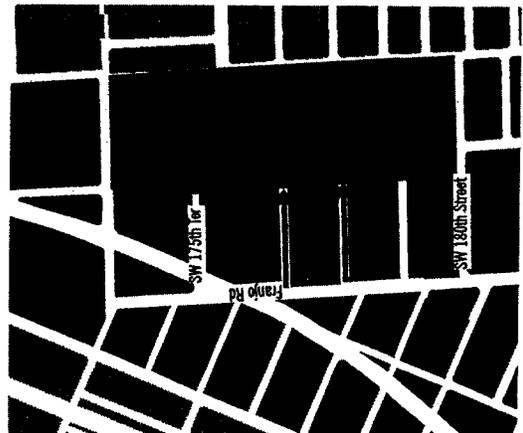


Figure 102. Recommended new streets east of Perrine Park

zoned RU-5A, one is zoned BU-1A, and two are zoned with a combination of BU-1A and RU-5A. Four of these parcels are owned by Miami Children's Hospital and may be used for future expansion of their existing outpatient facility, located at the intersection of Franjo Road and U.S. 1. The southern vacant parcel was the subject of a rezoning and special exception application to permit a mixed-use residential and office/retail development in a BU-1A zone. The Department of Planning and Zoning recommended approval of the application; however, Community Zoning Appeals Board 13, the board hearing zoning applications in the area prior to the incorporation of Palmetto Bay, denied the application in 2000. The developer subsequently appealed the Zoning Appeals Board's denial and the courts granted the appeal in June 2004. The development as it was presented to the board may now be built.

A neighborhood trash transfer station, located at Eureka Drive and SW 94th Street is operated by the Miami-Dade Department of Solid Waste Management, and appears well buffered from the surrounding residential area by a large lawn and extensive landscaping.

Transition to Perrine Park

Whatever kind of development occurs on the vacant land to the west of Perrine Park, it should compliment the park with active uses that enhance the environment of the park. All efforts should be made to avoid future development turning its back to the park. Current zoning requires a minimum 5-foot masonry wall

separating BU-zoned areas from RU-zoned areas. As Perrine Park is zoned RU-1, any use on the BU-1A zoned property will need to wall itself from the park property and result in a lifeless park edge.

As an alternative, the park edge should be seen as an amenity to be shared with the surrounding area. The park should be understood as the 'front yard' to the adjacent properties, and as such, building elements that abut the park edge should include entrances, windows, and balconies.

Parking needs

To reduce the need to use valuable park space for parking lots, the Plan recommends that the Village pursue a shared parking strategy with property owners to the west of the park. If the peak times of usage of park facilities do not conflict with the parking needs of the adjoining properties, park users may be able use parking in adjacent facilities. The Plan envisions a long-term buildout with a parking garage serving users of the park and surrounding properties. The garage should be screened from the park and adjacent streets with complimentary uses as shown in Figure 100.

West of Perrine Park, the Plan recommends to extend the street grid to accommodate users of the expanded park and facilitate access to properties west of the park. At a minimum, a new SW 178th Street should extend east from Franjo Road. With the additional activity that Perrine Park should generate, additional means for circulation within the area will be necessary. Parallel parking lanes should line the streets



Figure 104. View to the north, edge of Perrine Park with residential uses

and can provide parking for park users to further lessen the need for large parking lots on park property. (See Figure 101)

Treatment of the park edge

Regardless of how the area east of the park is developed, the Village should ensure that the edge of the park is used as an opportunity to benefit both park users and adjacent properties. To illustrate one possible treatment of the park edge, a broad sidewalk bordered by residential uses is shown in Figure 104. With wide sidewalks and pedestrian-scaled street furniture that compliment the park, such as lighting, seating, and trash receptacles, the park edge can be a significant amenity.

Business uses complimentary to the park may occur along the street as shown in Figure 103.

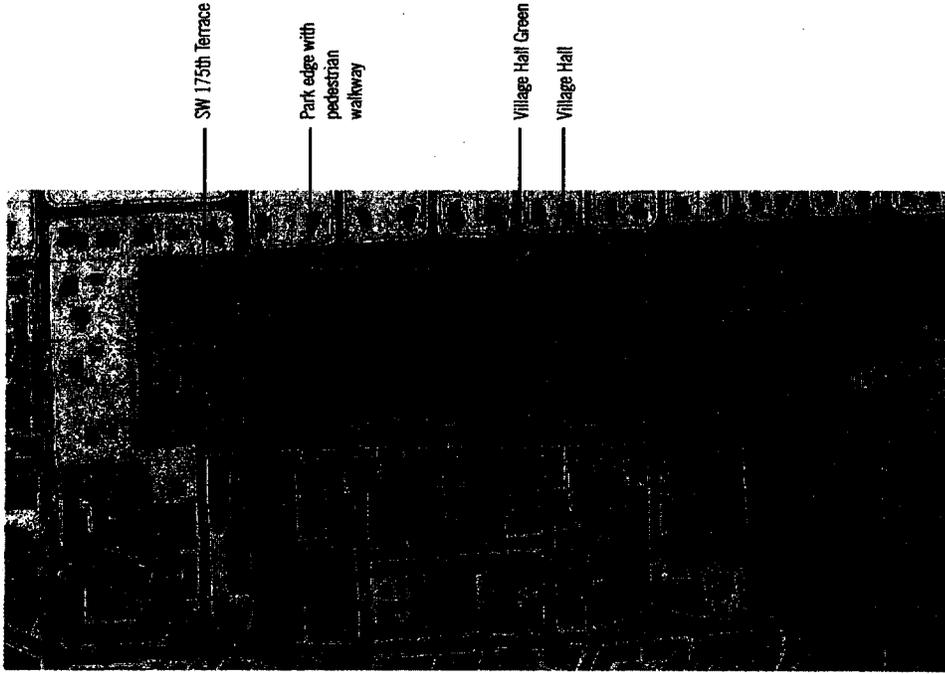


Figure 105. Perrine Park area, plan detail

Village Center/Village Hall

A nearly universal opinion among Charrette participants was the desire to see a new Village Hall in the area of Perrine Park. The Plan depicts a possible location for such a facility on Franjo Road on the vacant land opposite Guava Street. This property is currently zoned BU-1A, which allows shopping centers, office buildings, gas stations, and a range of other business uses up to four stories in height. If this property is not available, vacant land owned by Miami Children's Hospital lies immediately to the north. That property is expected to be used for future hospital expansion, but with creative site planning and architecture, multiple uses could be easily accommodated.

The Plan envisions a Village Hall along Franjo Road with a ceremonial entrance that emphasizes the civic character of the building. Immediately to the north, a small plaza would provide a dignified setting for civic events with the Village hall as backdrop.

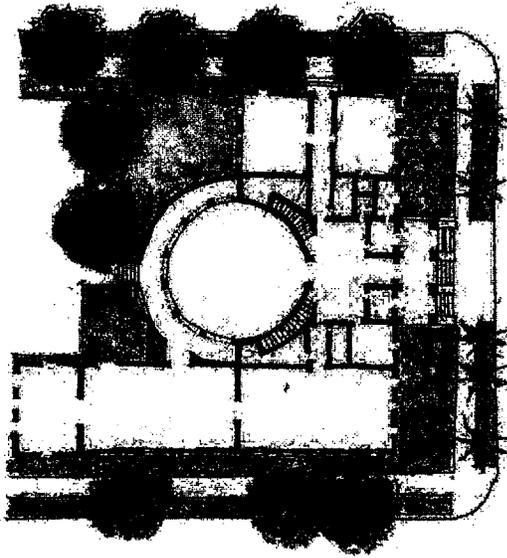


Figure 106. Plan, Village Hall



Figure 106. Village Hall, view south along Franjo Road

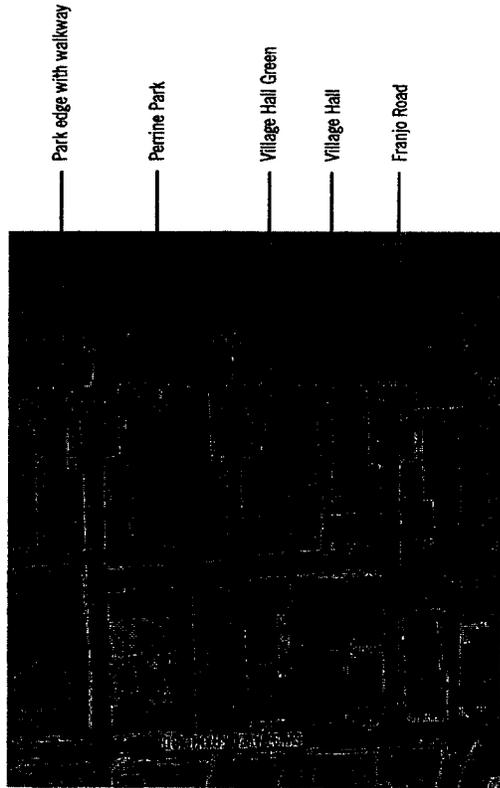


Figure 107. Charrette Vision Plan, Village Hall area

Area-Wide Recommendations



Infrastructure

The Village should immediately begin to inventory block frontages without sidewalks and develop streetscape standards which include pedestrian facilities. A general guide to areas lacking sidewalks is shown in Figure 35 on page 16. The Village should then work to determine methods to fund construction of sidewalks and other right-of-way improvements. Sidewalk improvements may be done in conjunction or independent of other street enhancements, but in either case, should be constructed with an adopted streetscape plan.

Street Furniture/Lighting

Roadway and Pedestrian Lighting

The Village should determine the feasibility of replacing the expressway-style roadway lighting found throughout the study area with lamp standards more appropriate in an urban center. A number of examples of alternative lighting systems are shown in Figures 109 and 110-115. If necessary, along U.S. 1, high-level roadway lighting may alternate with pedestrian scaled lighting in a coordinated fashion.

A change that should be made relatively quickly is to replace the existing sodium vapor lamps, which produce an unpleasant orange light with metal-halide lamps, which provide a more natural light.

Sitting Areas

In addition to seating provided at bus stops, the Village should consider providing seating at other areas within the public right-of-way. In particular, residual spaces, such as the triangular block at Fern Street and Holcomb Avenue, and the area to the northeast of Marroone Nis-

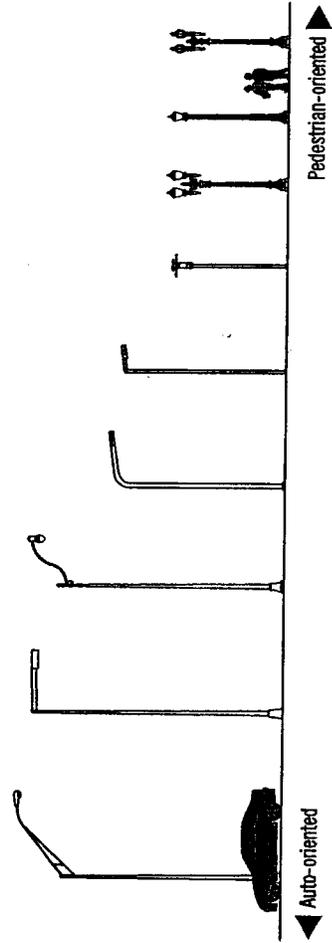


Figure 109. Street lighting



Figures 110-115. Clockwise from top left, street lighting and furniture in Surfside, Miami, Surfside, Bal Harbour, Venetian Causeway, and Sunny Isles

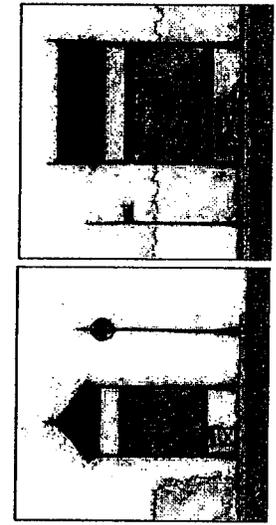
san should be enhanced with landscaping and paved areas and seating areas.

Bus shelters

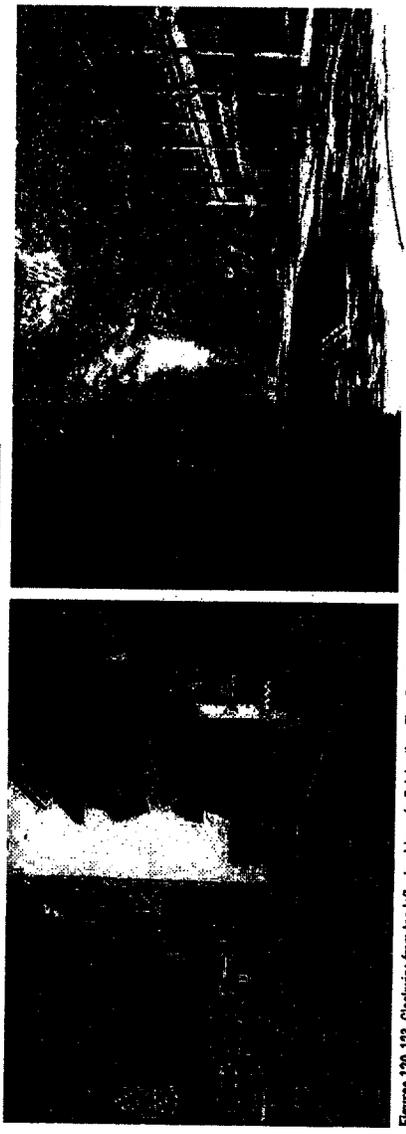
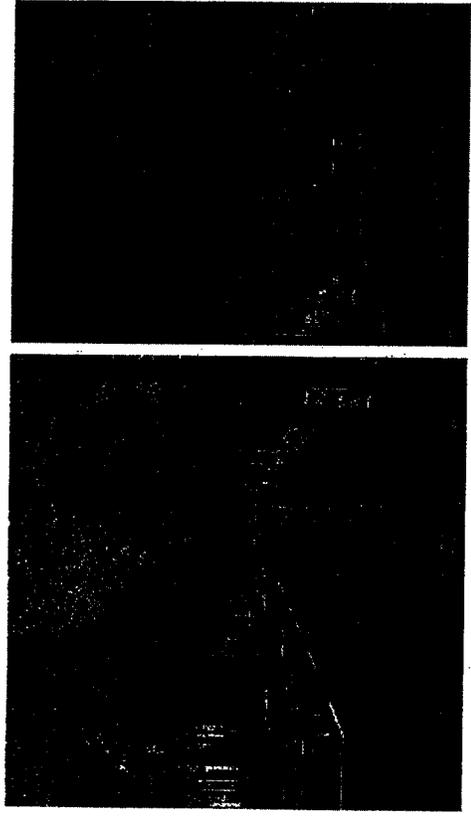
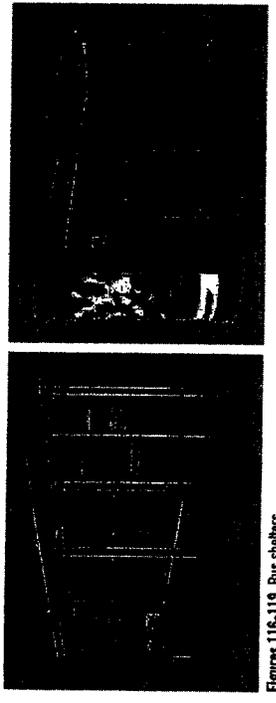
The County is beginning a program of bus shelter replacement which include a transparent windscreen and a solar-powered backlit advertising panel. The Village should determine if in the Franjo Triangle Commercial Island area, a more unique design should be implemented. Regardless of the design chosen, bus shelters should provide, at a minimum, seating, wind protection, and weather protection.

Landscape

In 1995, Miami-Dade County adopted an updated landscape ordinance. This ordinance applies to all municipalities unless more stringent regulations are required in a particular city. This updated ordinance for the first time required street trees to be planted whenever new construction occurs. The importance of providing regular planting of trees along streets cannot be overstated. Street trees provide shade, visually define the space of the street, screen out unsightly views and lessen the impact of dissimilar land uses or building types. (See Figures 120-123) For these reasons, the Village should explore methods of beginning a street tree planting program within the Franjo Triangle Commercial Island area. As the best street trees suitable to the South Florida climate, such as live oak and mahogany, tend to grow slowly this program should begin as soon as possible.



Figures 116-119. Bus shelters



Figures 120-123. Clockwise from top left, street trees in Celebration, Fla., Fort Pierce, Portland, Ore., Delray Beach

U.S. 1/South Dixie Highway Corridor

U.S. 1 forms the spine of southern Miami-Dade County connecting nearly every community south of Kendall Drive. As mentioned earlier, the Village should use the unique opportunity of U.S. 1 splitting into northbound and southbound segments to encourage a more urban environment. This, like no other effort, would begin to create an identity for the Franjo Triangle Commercial Island area.

The area at the intersection of Franjo Road and U.S. 1 should be the starting point for these efforts, as SW 97th Avenue was identified by Charrette participants as the community's main street. Eliminating setbacks and requiring taller buildings along U.S. 1 would begin to create a feeling of enclosure and would signal to travelers passing through the area that one has entered an urban environment, distinct from the suburban commercial areas to the north and south. (See Figure 124)

Figure 126 illustrates the transformation that can occur when urbanizing elements are applied to arterial roadways such as U.S. 1.



Figure 124. View to the south over U.S. 1. Franjo Road is at the middle center



Figures 125, 126. Before-and-After simulation of the urbanization of an arterial street

can be added, as well as continuous Planting strips and generous 12-foot wide sidewalks. As shown by the photo-simulation in Figure 126, these simple elements, along with buildings of the appropriate scale, can turn U.S. 1 from a hostile environment to a signature element of the Village.

As the right-of-way of U.S. 1 north and south of the Island is fully utilized, the northbound one-way segment of U.S. 1 has the best opportunity for change. Southbound U.S. 1 west of the Island also has a fully utilized right-of-way of 66 feet, while the northbound right-of-way is 100 feet. Within this 100 feet, as shown in Figure 128, two on-street parking lanes

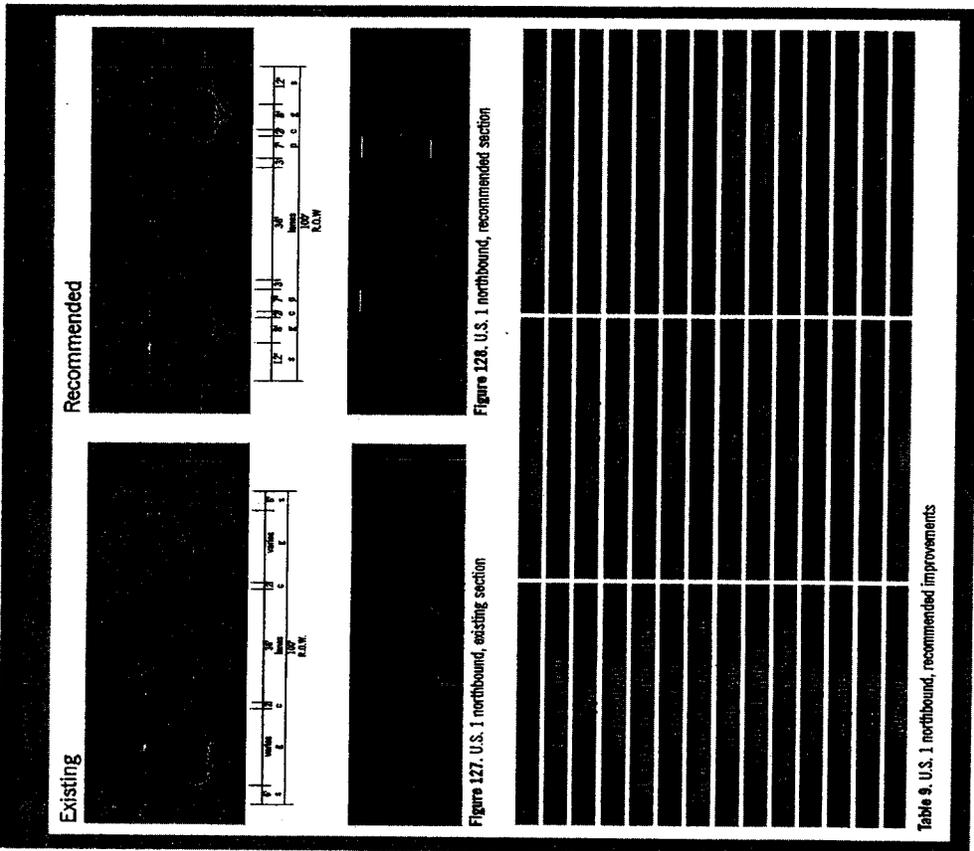


Figure 127. U.S. 1 northbound, existing section



Figure 128. U.S. 1 northbound, recommended section

Item	Width (ft)	Material	Notes
Planting Strip	12	Grass	Along sidewalk
Planting Strip	8	Grass	Along sidewalk
Planting Strip	7	Grass	Along sidewalk
Planting Strip	13	Grass	Along sidewalk
Planting Strip	30	Grass	Total planting strip
Right-of-Way	100	Asphalt	Total right-of-way
Planting Strip	12	Grass	Along sidewalk
Planting Strip	8	Grass	Along sidewalk
Planting Strip	7	Grass	Along sidewalk
Planting Strip	13	Grass	Along sidewalk
Planting Strip	30	Grass	Total planting strip
Right-of-Way	100	Asphalt	Total right-of-way

Table 9. U.S. 1 northbound, recommended improvements

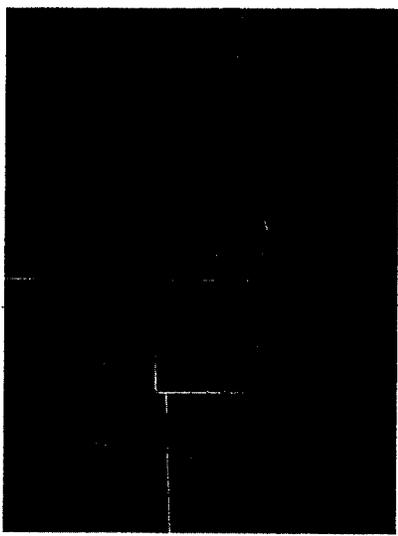


Figure 129. Southbound U.S. 1 at Datura Street

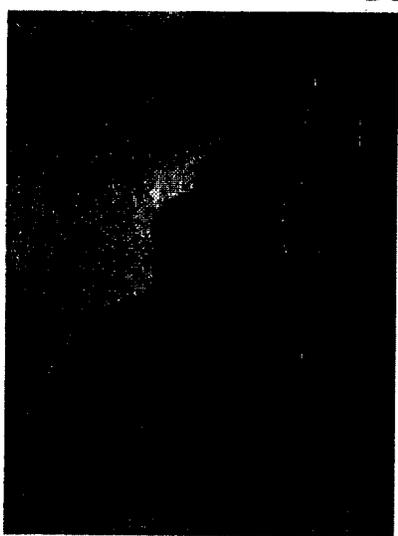


Figure 130. Boulevard de Magenta, Paris

Zoning Code Revisions

The Village's existing zoning code generally encourages the separation of land uses and where there is the ability to combine uses within zoning districts, these opportunities are limited. The existing zoning code also requires large setbacks and severely limits the area of a lot that may be covered by a building. These types of restrictions tend to create undefined, amorphous spaces. When buildings are spaced far apart as required by zoning, walking long distances is necessary, often through vast parking lots. To permit development such as illustrated in this Plan, revisions to the Village's zoning code should include these provisions:

- Increase permitted lot coverage and eliminate or reduce setback requirements, particularly in areas where pedestrian activity is desired
- Limit building height in zoning districts where unlimited building height is currently permitted
- Require parking and loading areas to be located away from the street frontage
- Prohibit blank walls along sidewalks
- Require weather protection elements, such as awnings, overhangs, or colonnades where buildings are built along the sidewalk edge

The revised zoning code should also be graphical to the fullest extent possible to illustrate the above recommendations and the concepts presented throughout this Report, as shown in Figure 131.

More than simply providing graphics, the revised zoning code should become prescriptive, rather than proscriptive, or stating what

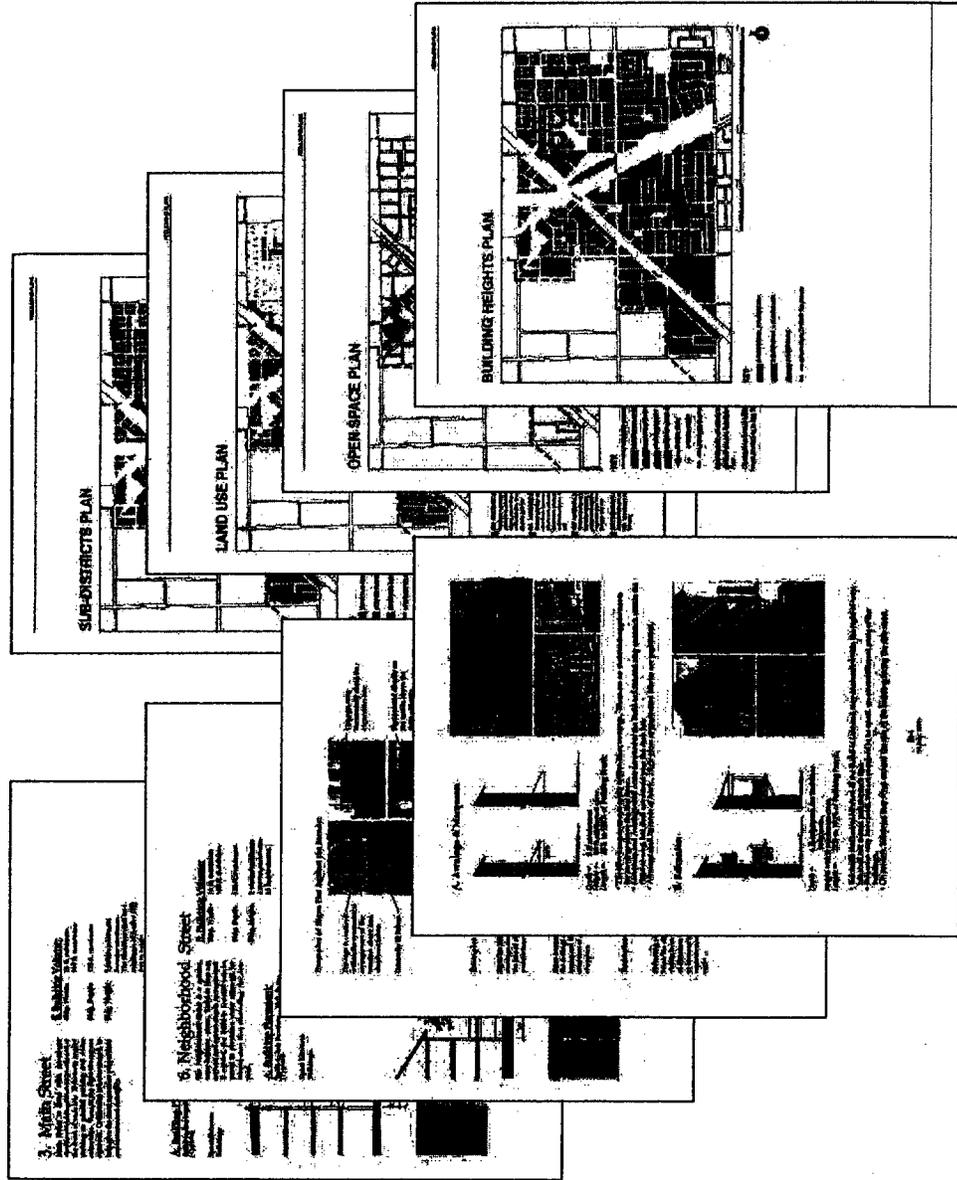
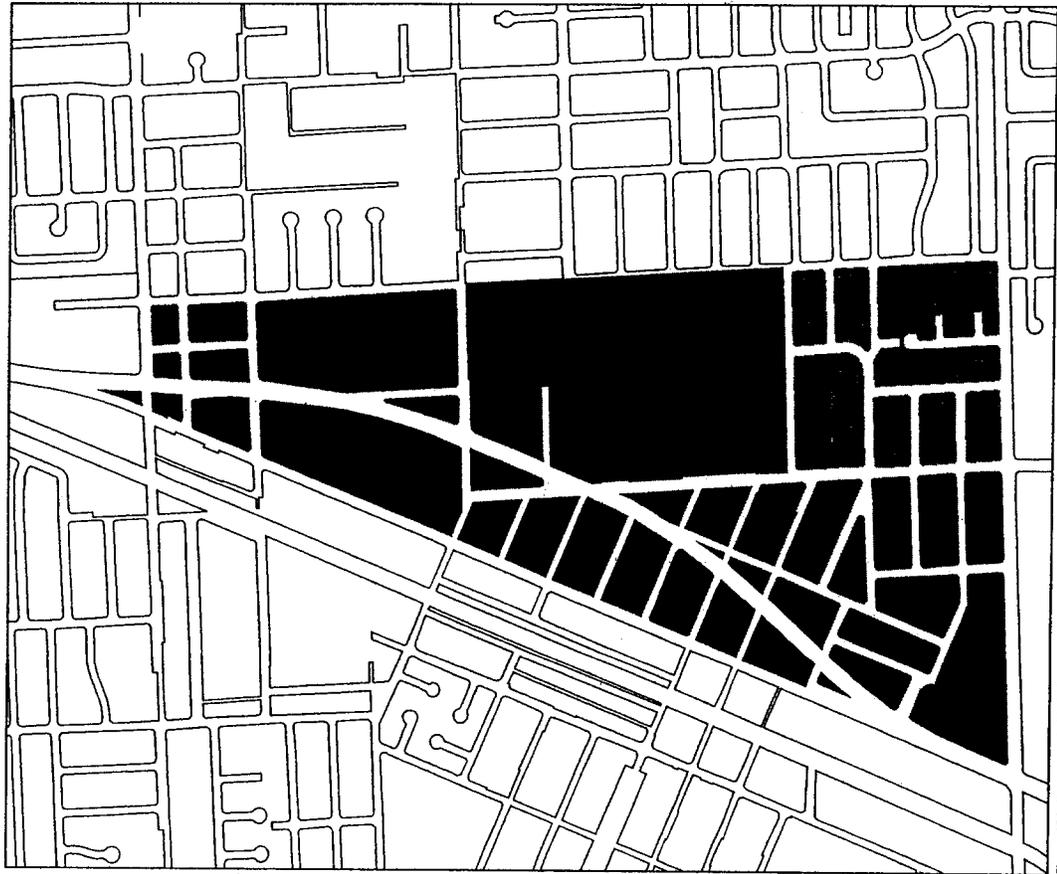


Figure 131. Graphic codes

cannot be built, as the current code typically does. Prescriptive zoning is well suited for areas where a vision has been established, as is the case with Franjo Triangle Commercial Island area. The zoning code can become a powerful tool for the implementation of the Vision Plan.

Building Height

A major issue of concern expressed by Charrette participants and the Advisory Committee was building height. Current zoning in a large part of the study area allows buildings of unlimited height. The Plan recommends that building height be limited as shown in Figure 132, and setback requirements reduced. The resulting effect would be the allowing of shorter, bulkier buildings in place of tall buildings typically surrounded by parking lots. Appendix B provides a theoretical build-out under either scenario.



Recommended Permitted Building Height

- Up to 2 Floors
- Up to 3 Floors
- Min. 2 Floors, Max. 4 Floors
- Min. 2 Floors, Max. 5 Floors
- Min. 3 Floors, Max. 6 Floors

In the Island area, two additional penthouse floors should be permitted that are no larger than 50% of the floors below, for a total of up to 8 floors.

Figure 132. Recommended building height plan

During the Charrette process, the community expressed a need for immediate action and the desire to raise the community's ambition to a higher level. This Vision Plan can be a tool for significant change in the Franjo Triangle Commercial Island area, provided that the Village and community work as a united group. This Report presents an attainable vision, not simply a collection of pretty pictures. As recommendations from the Plan are realized, this area will be a model for inspiration.

Over the long term, the Vision Plan will be seen as successful only if there is a concerted effort on the part of the Village and the community to see its recommendations through to realization. The implementation of a plan such as this requires coordination between government agencies, property owners, and concerned citizens.

Table 10 summarizes the recommendations of the Vision Plan by District. Some of these recommendations may be implemented in a short time by the Village or property owner, while others will require cooperation between different agencies and property owners. For each recommendation participating government agencies or private property owners are identified. Some recommendations are dependent on other recommendations being implemented, in most cases revision of the Village's zoning code. Possible funding sources and time estimates have also been identified for each recommendation.

The Village should prioritize the plan recommendations and begin to implement those

with the shortest time horizon to demonstrate that the Charrette process can produce tangible results in a short amount of time. Additionally, the Village should involve property owners in areas identified as desirable for redevelopment to measure the level of interest of future development that supports the concept of the Plan.



APPEX A / Existing Zoning
Zoning Districts

Land Use Category	Zoning District	Permitted Density	Typical Permitted Uses	
Residential	EU-1 Single Family One Acre District	1 unit/gross acre	One family residence	
	EU-M Estate Modified District	1 unit/net 15,000 sf	One family residence	
	EU-S Estate Use Suburban District	1 unit/gross 25,000 sf	One family residence	
	RU-1 Single Family Residential District	1 unit/net 7,500 sf	One family residence, day care	
	RU-1Z Single Family Zero-Lot-Line District	1 unit/net 5,000 sf	One family zero lot line residence	
	RU-2 Two Family Residential District	2 unit/net 7,500 sf	Duplex, 2 family residence, garage apartment	
	RU-TH Townhouse District	8.5 units/ net acre	Townhouse	
	RU-3M Minimum Apartment House District	12.9 units/ net acre	Multifamily apartment house, community residential facilities	
	RU-4L Limited Apartment House District	23 units/ net acre	One BU-1 retail use per development multiple family apartment house community residential facility	
	RU-4M Modified Apartment House District	35.9 units/ net acre	Multifamily apartment house, community residential facility	
	RU-4 High Density Apartment House District	50 units/ net acre	Multifamily apartment house, community residential facility	
	RU-4A Hotel Apartment House District	50 units/net acre 75 units/net acre	Multifamily apartment house, apartment-hotel, hotel, motel, convalescent home, hospital, private clubs	
	Office/ Residential	RU-5 Residential-Semi-Professional Office District	Duplex, multifamily apartment house, professional office	
		RU-5A Semi-professional Office District	Professional offices, banks, travel agency	
Business and Office		BU-1 Neighborhood Business District	Mixed use (residence/business), retail and service convenience facilities, offices	
	BU-1A General Business District	Retail and service convenience facilities, service stations, health clubs, animal hospitals, supermarkets, movie theaters		
	BU-2 Special Business District	Larger scale commercial facilities and offices parks, pubs and bars		
Industrial and Office	BU-3 Liberal Business District	Larger scale commercial facilities, adult-oriented retail/service, lumber yard, pawnbroker**		
	IU-1 Light Manufacturing District	Watchman's quarters, showroom, commercial, machine shop, steel fabrication, warehouse		
	IU-2 Heavy Manufacturing District	Sawmills		

* Zoning is cumulative. Therefore, with the exception of agricultural uses, uses allowed in one district are generally allowed in the next most intensive district.
 ** Requires a special exception

Chapter 33, Zoning, Code of Miami-Dade County, as adopted by the Village of Palmetto Bay

APPENDIX A / Existing Zoning
Building Content, Setbacks, and Lot Area

Building Characteristic	Zoning District									
	AU	EU-M	RU-1	RU-1MA	RU-2	RU-3M	RU-4L	RU-4M	RU-4	
Minimum Lot Area	5 Acres	15,000	7,500	5,000	7,500	16,884	10,000	10,000	10,000	
Max Lot Coverage	15%	30%	35%	40%	30%	30%	30%	30%	40%	
Maximum Height	2 stories or 35 ft	2 stories or 35 ft	2 stories or 35 ft	2 stories or 35 ft	2 stories or 35 ft	2 stories or 35 ft	6 stories or 75 ft	8 stories or 100 ft	100 ft if > 100 ft shadow controlled by 41 angle	
Front Setback (Feet)	50	25	25 15 for 50% of house width 25 for the balance if plat- ted after 3/02	25 15 for 50% of house width 25 for the balance if plat- ted after 3/02	25	25	25	25	25 if height < 35 ft 25 ft + 40% of height if height > 35 ft maximum 50 ft	
Rear Setback (Feet)	25	25	25 15 for 50% of house width 25 for the balance if plat- ted after 3/02	25 15 for 50% of house width 25 for the balance if plat- ted after 3/02	25	25	25	25	25 if height < 35 ft 25 ft + 40% of height if height 35 ft	
Interior Side Setback (Feet)	15	15	7.5	5	7.5	20	2 story 15 > 2 story 20	2 story 15 > 2 story 2	25 or line formed by sun angle of 63 angle	
Side Street Setback (Feet)	25	25	15	10	15	25	25	25	25 or line formed by 63 angle	
Maximum FAR	N/A	N/A	N/A	N/A	N/A	1 fl. 30 2 fl. 50	1 story .30 2 story .50 3 story .75 4 story .80 5 story .85 6 story .90	1 story .30 2 story .50 3 story .75 4 story .80 5 story .85 6 story .90 7 story .98 8 story 1.0	1 story .40 2 story .60 3 story .80 4 story 1.0 5 story 1.2 6 story 1.4 7 story 1.6 8 story 1.8 9 story 2.0	
Minimum Open Space (%)	N/A	N/A	N/A	N/A	N/A	25	1-4 story 25 > 4 story 35	1-4 story 25, 5-6 story 30 > 6 story 35	40	

Chapter 33, Zoning, Code of Miami-Dade County, as adopted by the Village of Palmetto Bay

APPEAL A / Existing Zoning
Building Corridor, Setbacks, and Lot Area

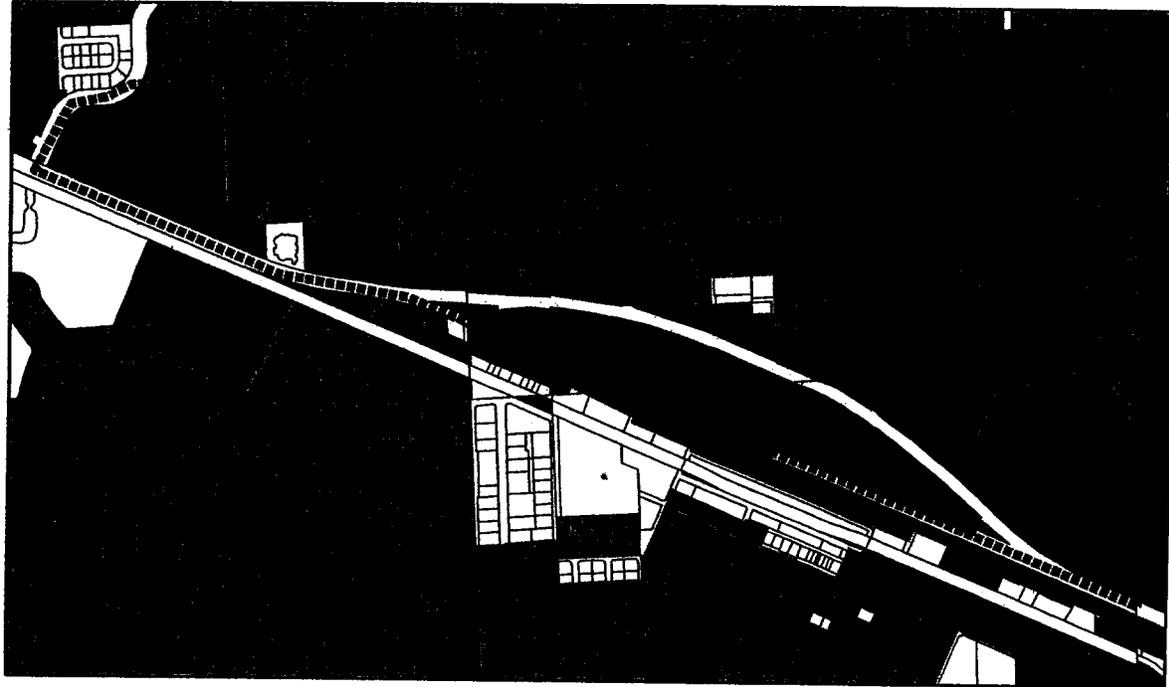
Building Characteristic	Zoning District									
	RU-4A	RU-5	RU-5A	BU-1	BU-1A	BU-2	BU-3	IU-1	IU-2	
Minimum Lot Area	10,000	10,000	10,000	5,000 Corner 7,500	5,000 Corner 7,500	5,000 Corner 7,500	5,000 Corner 7,500	7,500	7,500	
Max Lot Coverage	40%	40%	40%	40%	40%	40%	40%	No limit	No limit	
Maximum Height	100 ft if > 100 ft shadow controlled by 41 angle	2 stories or 35 ft	2 stories or 35 ft	2 stories or 35 ft	4 stories or 45 ft	No limit	No limit	Equal to width of widest adj. street	Equal to width of widest adj. street	
Front Setback (Feet)	25 if height < 35 ft. 25 ft. + 40% of height if height > 35 ft maximum 50 ft.	25	24	20	20	20	20	20	20	
Rear Setback (Feet)	25 if height < 35 ft. 25 ft. + 40% of height if height > 35 ft.	25	25	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	20 if adj. to RU/EU 5 if adj. to BU/U (walls w/o opening) 0 adj. BU/U (walls w/o opening)	
Interior Side Setback (Feet)	25 or line formed by 63 angle	15	15	15 if adj. to RU/EU, 5 if adj. to BU/U (walls w/o opening) 10 if BU contains residential use 0 if adj. to BU/U	15 if adj. to RU/EU, 5 if adj. to BU/U (walls w/o opening) 10 if BU contains residential use 0 if adj. to BU/U	15 if adj. to RU/EU, 5 if adj. to BU/U (walls w/o opening) 10 if BU contains residential use 0 if adj. to BU/U	15 if adj. to RU/EU, 5 if adj. to BU/U (walls w/o opening) 10 if BU contains residential use 0 if adj. to BU/U	0 BU/U 5 w/o wall opening 10 for res portion 15 if adj. RU/EU	0 BU/U 5 w/o wall opening 10 for res portion 15 if adj. RU/EU	
Side Street Setback (Feet)	25 or line formed by 63 angle	15	15	15 25 if adj to RU/EU	15 25 if adj to RU/EU	15 25 if adj to RU/EU	15 25 if adj to RU/EU	15 25 if adj to RU/EU	15 25 if adj to RU/EU	
Maximum FAR	1 story 40 2 story 60 3 story 80 4 story 1.0 5 story 1.2 6 story 1.4 7 story 1.6 8 story 1.8 9 story 2.0	1 story 40 2 story 60	1 story 40 2 story 60	1 story .40 > 1 story .11 for each additional story	1 story .40 > 1 story .11 for each additional story	1 story .40 2-8 story .11 for each additional story 9+ story .06 for each additional story	1 story .40 2-8 story .11 for each additional story 9+ story .06 for each additional story	No limit	No limit	
Minimum Open Space	40	25	25	1 acre 18 > 1-5 acres 16, > 5-25 acres 14, > 25 acres 12 add. 1.5% per story	(One story) 1 acre 18 > 1-5 acres 16 > 5-25 acres 14, > 25 acres 12 (2-8 stories) add. 1.5% per story	One story 1 acre 18 > 1-5 acres 16 > 5-25 acres 14, > 25 acres 12 (2-8 stories) add. 1.5% per story (9+ stories) add 2.5% per story	One story 1 acre 18 > 1-5 acres 16 > 5-25 acres 14, > 25 acres 12 (2-8 stories) add. 1.5% per story (9+ stories) add 2.5% per story	10% 15% if abuts RU/EU	10% 15% if abuts RU/EU	

Setbacks in BU and IU districts are determined by adjacent zoning districts where noted.
 Chapter 33, Zoning, Code of Miami-Dade County, as adopted by the Village of Palmetto Bay

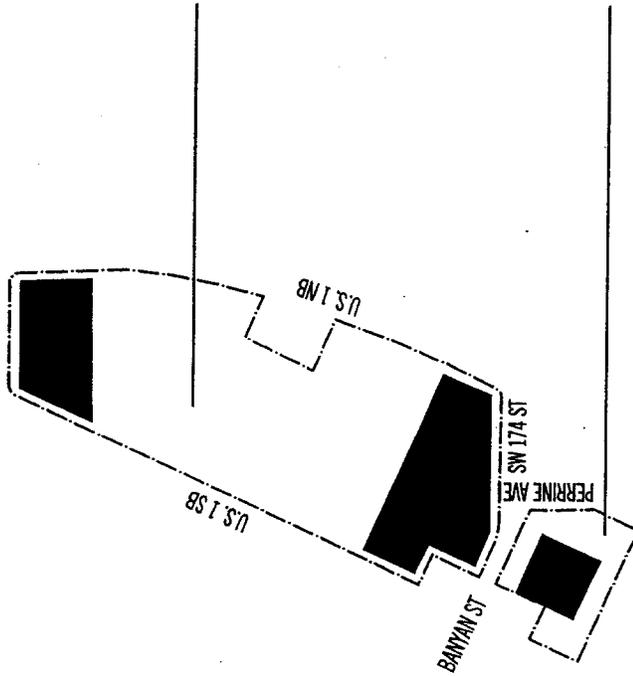
APPENDIX A / Existing Zoning

Permitted Building Height

- 1 Story/25 Feet
- 2 Stories/25 Feet
- 2 Stories/35 Feet
- 4 Stories/45 Feet
- 6 Stories/75 Feet
- 100 Feet
- Unlimited
- Franko Triangle Commercial Island Study Area



APPENDIX B / Theoretical Build-out
 Permitted under existing zoning



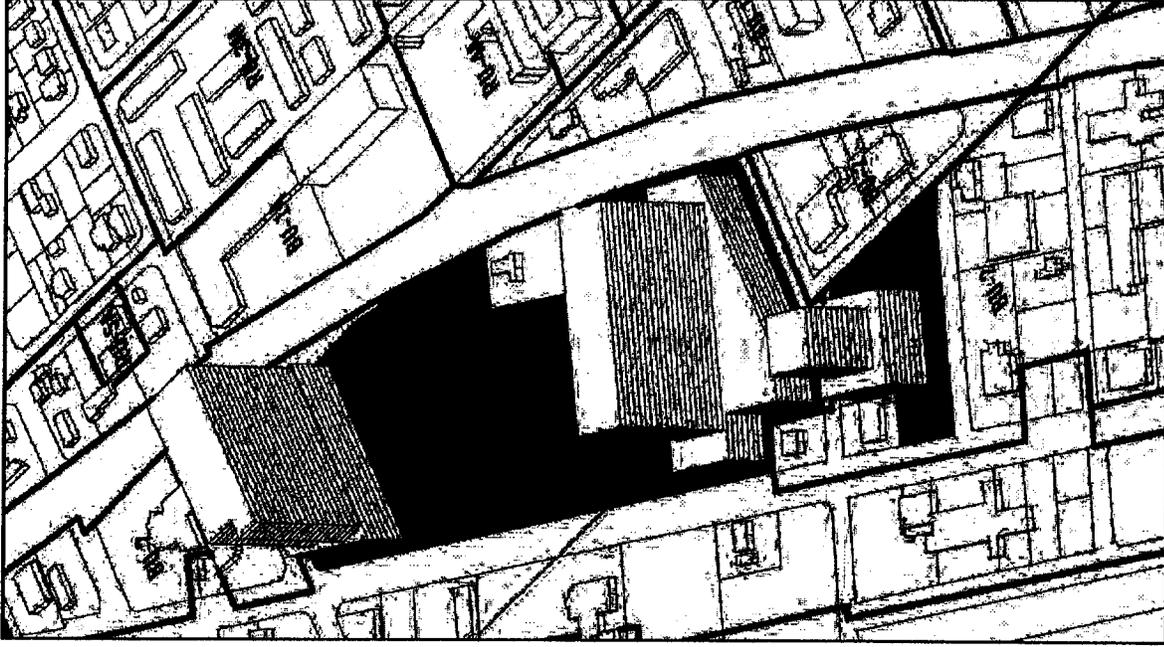
Nissan Site

Lot Size	567,337 SF
Setbacks	20'/0' Interior Side
Required Open Space	431,176 SF
GLA	1,310,548 SF
FAR	2.31
Lot Coverage	27%
Height (Floors)	27

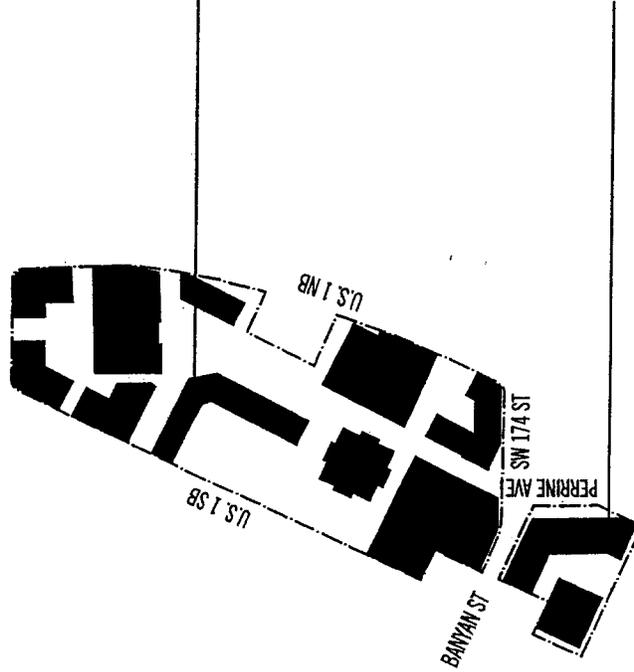
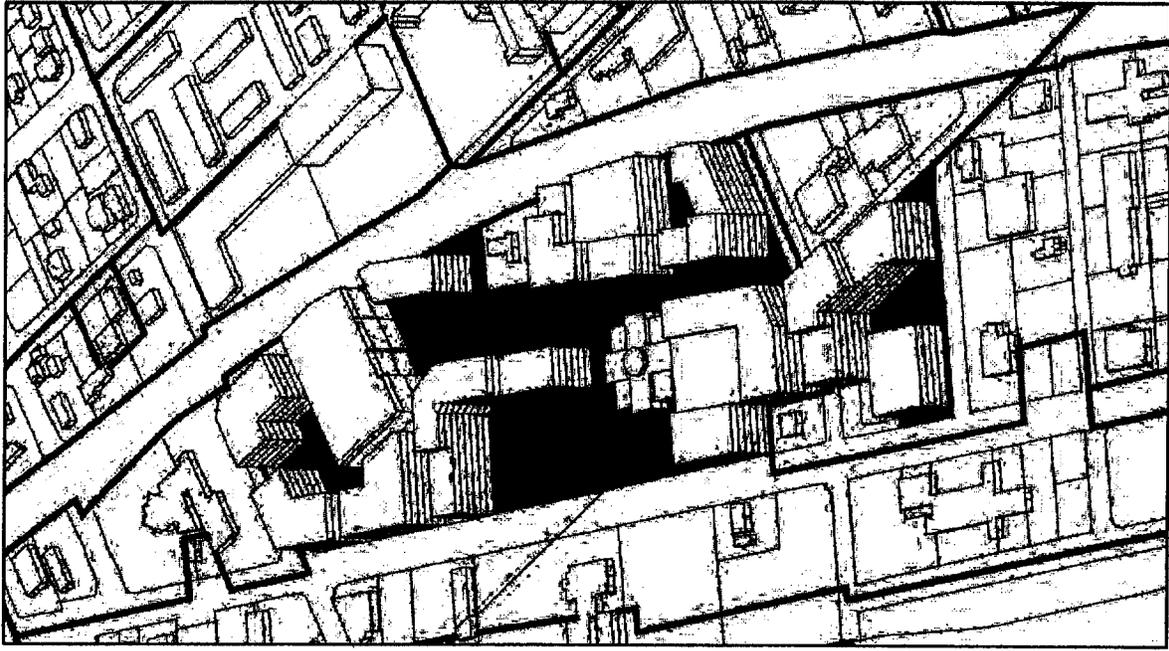
Palmetto Bay Plaza Site

Lot Size	64,616 SF
Setbacks	20'/0' Interior Side
Required Open Space	37,800 SF
GLA	122,124 SF
FAR	1.89
Lot Coverage	32%
Height (Floors)	20

GLA: Gross Leasable Area
 FAR: Floor-Area Ratio



APPENDIX B / Theoretical Build-out
As recommended in Vision Plan



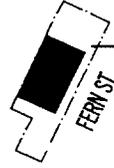
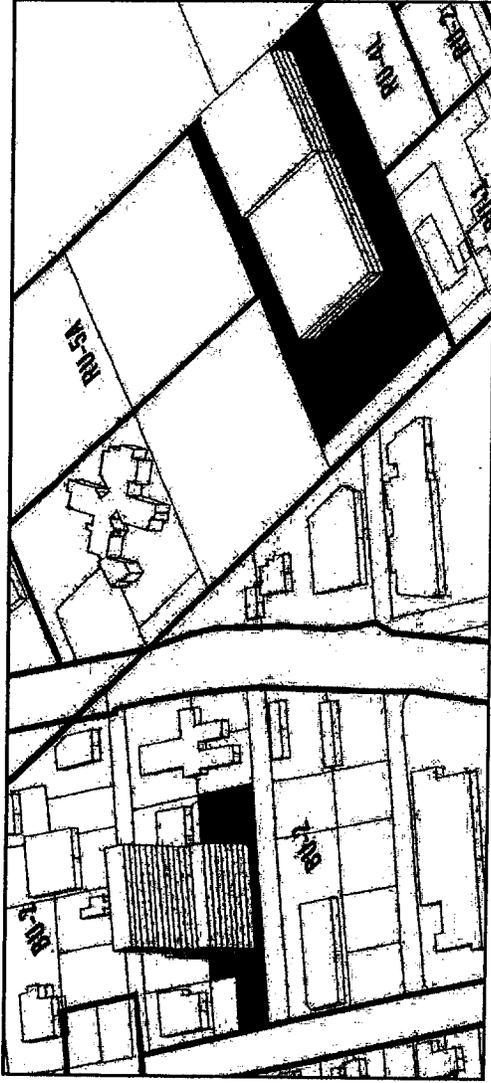
Nissan Site

Lot Size	567,337 SF
Setbacks	0'
Required Open Space	TBD
GLA	1,280,460 SF
FAR	2.26
Lot Coverage	68%
Height (Floors)	Varies, 3-8

Palmetto Bay Plaza Site

Lot Size	64,616 SF
Setbacks	0'
Required Open Space	TBD
GLA	230,348 SF
FAR	2.88
Lot Coverage	76%
Height (Floors)	Varies, 4-8

APPEX B / Theoretical Build-out
 Permitted under existing zoning



Fern Street Site

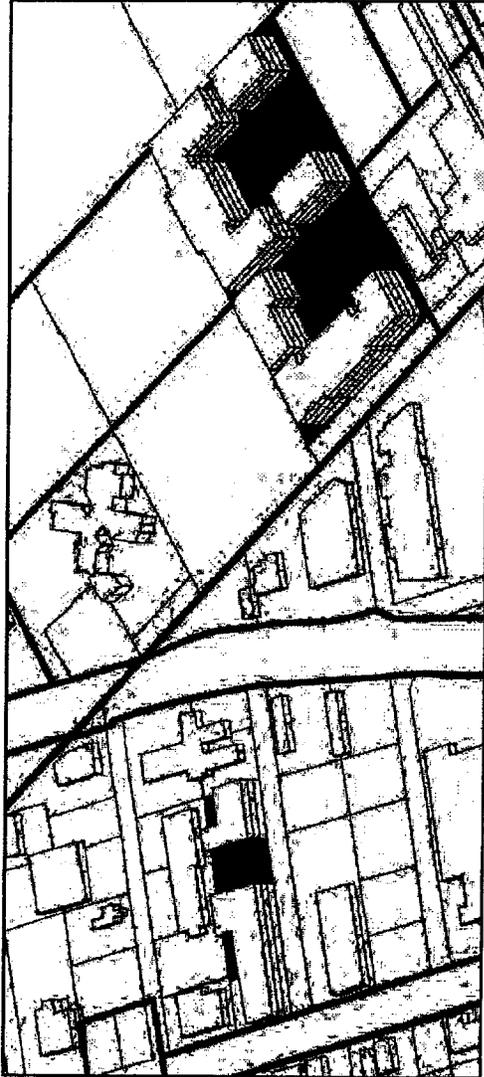
Lot Size	43,395 SF
Setbacks	20' / 0' Interior Side
Required Open Space	25,386 SF
GLA	82,016 SF
FAR	1.89
Lot Coverage	40%
Height (Floors)	20

Franjo Road Site

Lot Size	198,714 SF
Setbacks	20'
Required Open Space	40,736 SF
GLA	145,000 SF
FAR	.73
Lot Coverage	40%
Height (Floors)	4

GLA: Gross Leasable Area
 FAR: Floor-Area Ratio

APPENDIX B / Theoretical Build-out
As recommended in Vision Plan



Fern Street Site

Lot Size	43,395 SF
Setbacks	0'
Required Open Space	TBD
GLA	69,969 SF
FAR	1.61
Lot Coverage	54%
Height (Floors)	3

Franjo Road Site

Lot Size	198,714 SF
Setbacks	0'
Required Open Space	TBD
GLA	323,816 SF
FAR	1.62
Lot Coverage	41%
Height (Floors)	4

Land Use Categories

The Charrette Vision Plan recommends the adoption of two new land use categories to address specific conditions found within the study area as well as to assist in implementing the recommendations of this Report. The two new categories are "Mixed-Use Neighborhood," which is recommended to address the areas primarily between Franjo Road and U.S. 1, and "Mixed Use Corridor," which is focused primarily on the island area and the properties adjacent to U.S. 1. (See Land Use Plan on Page 69) For the remainder of the U.S. 1 corridor, a modified Business and Office land use category is recommended.

• **Mixed Use Neighborhood**

The Mixed Use Neighborhood land use designation accommodates convenience goods/business and services within or near residential neighborhoods for day-to-day living needs. Areas under this designation shall be compatible and connected to the neighborhoods they serve. The vertical and horizontal integration of uses is permitted. Vertical integration allows any combination of primary uses, with business uses typically located on the ground floor and office and/or residential uses on the upper floors. Horizontal integration allows any combination of primary uses within the same

block. Supporting uses are highly desirable in this land use category, including low intensity institutional uses. Appropriate design standards are essential to ensure that the uses permitted are compatible and contribute to the character of the street and neighborhood. On-street parking will be allowed, off street parking will be encouraged in the rear of buildings. Convenience business-type uses include small grocery stores and laundromats and low vehicle-trip generation type of business and office uses such as florists and law offices. The allowed residential density shall range from a minimum of 6 to a maximum of 18 gross dwelling units per acre.

• **Mixed Use Corridor**

The Mixed Use Corridor land use designation requires the vertical integration of primary uses, with business uses located on the ground floor and residential uses on the upper floors. Office uses may also take place above the ground floor. Exempt from the mix requirement are existing car dealerships, hotels and apartment hotels, governmental offices, civic uses, and schools. Permitted business uses shall provide for the needs of the surrounding community as well as that of those passing through. All development within these areas shall comply with the respective land

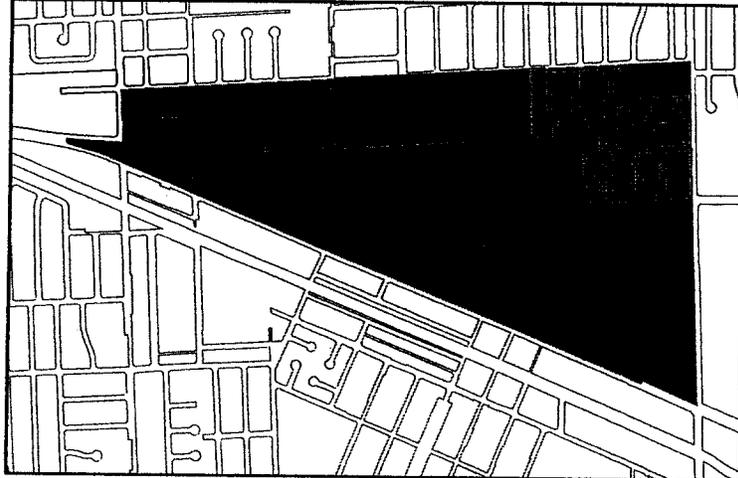
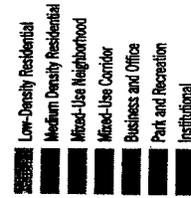
development regulations. Appropriate design standards are essential to ensure that the uses permitted are compatible and contribute to the character of the street and the community. On-street parking will be allowed, off street parking will be encouraged in the rear of buildings. The allowed residential density shall range from a minimum of 18 to a maximum of 40 gross dwelling units per acre.

• **Business and Office**

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Appropriate design standards are essential to ensure that the uses permitted are compatible and contribute to the character of the street and surrounding neighborhoods. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity,

APPENDIX C / Comprehensive Plan Recommendations

Recommended to be adopted into the village's comprehensive plan



Recommended Future Land Use Plan

ease of access and availability of other public services and facilities. The mixing of residential use with commercial and office is permitted in this land use designation provided that the residential use shall not exceed fifty (50) percent of the floor area of the building.

Policies

It is also recommended that the village adopt the two policies below, which direct the village to adopt design standards for the study area and establish a review process to evaluate new development for compliance with adopted standards.

- *Policy x.1*

By the year 2006, the Village shall develop and adopt appropriate development design standards for the areas designated mixed use with the purpose of assuring that proposed development is compatible and contributes to the character of the surrounding community. These standards shall serve to implement the recommendations of area planning and/or urban design studies adopted by the village.

- *Policy x.2*

The Village shall establish an administrative development review process to ensure com-

pliance with the design standards recommended by Policy x.1.

Urban Centers

A large part of the Franjo Triangle Commercial Island study area lies within a Community Urban Center (CUC), as designated by the CDMP. (See Figure 26) The CDMP calls for designated urban centers to become focal points of future development intensification characterized by a more compact and efficient urban form than that typically found in the balance of the County. These centers should take advantage of existing infrastructure and encourage the use of alternatives to automobile travel. The designation of the area in Palmetto Bay as part of a CUC is due to its location in close proximity to the Busway and the projected future Metrorail Station.

Until such time that the Village develops design standards for the Franjo Triangle Commercial Island area, it is recommended that the Village adopt the requirements for uses and activities, streets, public spaces, parking, and buildings from the Urban Centers section of the Land Use Element in the County's CDMP. This text is provided in Appendix D.

Miami-Dade County's Comprehensive Development Master Plan provides the following requirements for Urban Centers. Part of the study area falls under the Community Urban Center designation. (See Figure 26)

Urban Centers

Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment,

civic, and/or high- or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use

designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Uses and Activities

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius

The area developed as an urban center shall extend to a one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated

Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks shall be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be

provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominantly in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by

awnings, canopies, arcades and colonnades.

Intensity

Regional and Metropolitan Urban Centers shall be intensively developed. They should be developed at the highest intensities of development in the urbanized area. Floor area ratios (FARs) in Regional Urban Centers designated on the LUP map should average not less than 4.0 in the core of the center and around mass transit stations, and should taper to an average of not less than 2.0 near the edge of the center. Average FARs for developments in Metropolitan Urban Centers designated on the LUP map should be not less than 3.0 at the core adjacent to transit station sites and should taper to not less than 0.75 at the edge. Community centers should average an FAR of not less than 1.5 at the core adjacent to transit station sites and should taper to an average of approximately 0.5 at the edge, but around rail rapid transit stations they should be developed at densities and intensities no lower than those provided in Policy 7F. Height of buildings at the edge of Metropolitan Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy 7F.

RESOLUTION NO. 02-86

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE FRANK ROAD TRIANGLE, APPOINTING A CHARITTE ADVISORY COMMITTEE, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Charter is an effective way of developing the "community" in the development of possible plans for a neighborhood or community; and

WHEREAS, the Council and the community wish to have a Charter for the Frank Road Triangle Area;

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

Section 1. The following persons are appointed to Frank Road Charrette Advisory Committee:

Debbie Hendrick
Caroleen Dichter
Joyce Russo
Steve Swisher
Tom Savila

Section 2. The Advisory Committee shall terminate upon completion of the Charrette process.

Section 3. This resolution shall take effect immediately upon enactment.

PASSED AND ADOPTED this 7th day of October, 2001.

Attest: [Signature]
 Village Clerk

[Signature]
 Eugene P. Flann, Jr.
 Mayor

APPROVED AS TO FORM:

[Signature]
 Earl G. Gallop
 Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Ed Feller	Yes
Council Member Paul Neddhart	Yes
Council Member John Bredar	Yes
Vice-Mayor Linda Robinson	Yes
Mayor Eugene P. Flann, Jr.	Yes

Frank's Charrette, p. 2.

RESOLUTION #16, 04-26

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALM BEACH, FLORIDA, APPROVING THE SELECTION OF MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING TO CONDUCT A CITIZEN'S PLANNING CHARACTERISTIC FOR THE FRANKO ITALIANO ISLAND CORPORALE ISLAND FOR THE VILLAGE OF PALM BEACH, APPROXIMATELY THE VILLAGE MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MIAMI-DADE COUNTY IN AN AMOUNT NOT TO EXCEED \$50,000, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village is desirous of providing a citizen's planning characteristic to the neighborhood of the community to have an effective opportunity to express their concerns for the revitalization of the area, symmetrically related to an the Village Triangle, U.S. 1 Commercial Island, and

WHEREAS, the area set aside for the planning characteristic encompasses the Franko Italiano U.S. 1 Island, is generally bounded by S.W. 9th Avenue at the north, S.W. 14th Street at the south, the center line of U.S. 1 on the west and S.W. 18th Street on the east, and

WHEREAS, the findings of the research process will be incorporated into the Comprehensive Development Master Plan underway for the Village and will serve as the guiding framework for implementation of the resulting plans, and

WHEREAS, the Miami-Dade County Department of Planning and Zoning has a unique combination of experience, qualifications and resources to provide services to conduct a citizen's planning characteristic process for the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALM BEACH, FLORIDA, AS FOLLOWS:

Section 1. The Miami-Dade County Department of Planning and Zoning is hereby selected to conduct a citizen's planning characteristic for the Franko Italiano U.S. 1 Commercial Island for the Village of Palm Beach.

Section 2. The Village Manager is authorized to negotiate and enter into a Contract for Professional Services with Miami-Dade County Department of Planning and Zoning in an amount not to exceed \$50,000.

Page 1 of 2

Section 3. This resolution shall take effect immediately upon approval. PASSED and ADOPTED this 2nd day of February, 2004.

Attest: 
Village Clerk
Mayor: 
Mayor: Eugene P. Filipp, Jr.

APPROVED AS TO FORM:


Barry G. Gallop
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Bill Faller YES
Council Member Paul Neidhart YES
Council Member John Bradley YES
Vice-Mayor Linda Robinson YES
Mayor Eugene P. Filipp, Jr. YES

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Page 2 of 2

RESOLUTION NO. 04-28

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BEACH, FLORIDA, RELATING TO THE FRANJO ROAD TRIANGLE AND COMMERCIAL ISLAND, AND AMENDING RESOLUTION NO. 05-88 TO APPOINT ADDITIONAL MEMBERS TO A TEMPORARY ADVISORY COMMITTEE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village's Committee of evaluating a citizen's planning efforts on the establishment of the community has an effective opportunity to receive their feedback for the participation of its own community referred to as the Franjo Road, Triangle/U.S. 1 Commercial Island, and

WHEREAS, on October 7th, 2004, the Mayor and Village Council adopted Resolution No. 05-88 appointing members to a Franjo Road Triangle Advisory Committee; and

WHEREAS, on February 2nd, 2004, the Mayor and Village Council adopted Resolution No. 05-88, which provides that the Franjo Road Triangle Advisory Committee shall be composed of five members, including the Mayor and four citizens, to be appointed by the Mayor and Village Council, and

WHEREAS, to include representation from existing stakeholders of an ongoing study area, it is deemed to appoint additional members to a community advisory committee.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BEACH, FLORIDA, AS FOLLOWS:

Section 1. The following persons were appointed to the Franjo Road Triangle Advisory Committee on October 7th, 2004 pursuant to Resolution No. 05-88:

- Charles Frenckler
- Carlton Doolittle
- John M. Moore
- Steve Chandler
- Tom Dwyer

Section 2. The following persons are appointed as additional members to the community advisory committee hereinafter known as the Franjo Road Triangle/U.S. 1 Commercial Island Triangle Advisory Committee:

- John Stravanan
- Richard Lawson
- Phillip Lombardi
- Garth Balzano
- Chuck Estsham
- David Malinoskis
- Rajvir Singh
- Keith Cetti
- Capolyn Pihale

Section 3. This resolution shall take effect immediately upon approval.

PASSED AND APPROVED this 1st day of March, 2004.

Albert  Mayor

APPROVED AS TO FORM:

 Village Attorney

FINAL VOTE AT ADOPTIONS

- Council Member SA Folger YES
- Council Member Paul Nafzari YES
- Council Member John Breche YES
- Vice-Mayor Linda Robinson YES
- Mayor Eugene F. Pines, Jr. YES

RESOLUTION NO. 04-24

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE PRIMO TRIANGLE COMMERCIAL ISLAND CHARRETTE REPORT, A CITIZEN'S VISION PLAN AS ATTACHED AND AS AMENDED, PARAPHERA SETBACKS, 2004 BY MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, COMMUNITY PLANNING SECTION, URBAN DESIGN CENTER, AS AMENDED AND ACCEPTED BY THE SOUTHWEST PALMETTO BAY CHARRETTE ADVISORY COMMITTEE ON OCTOBER 27th, 2004, RENEWING SAID CHARRETTE ADVISORY COMMITTEE DIRECTING STAFF TO IMPLEMENT PLAN AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Palmetto Bay conducted a citizen's planning charrette so that stakeholders of the community could have an effective opportunity to express their interests for the proliferation of the area commonly referred to as the Primo Triangle, (Commercial Island or Southwest Palmetto Bay); and

WHEREAS, on October 7th, 2004, the Mayor and Village Council adopted Resolution No. 04-23 approving the (2) positions of a Charrette Advisory Committee ("Advisory Committee") to provide oversight to the process; and

WHEREAS, on March 1st, 2004, the Mayor and Village Council adopted Resolution No. 04-22 appointing six (6) additional members to said Advisory Committee to include representation from among stakeholders of an expanded study area; and

WHEREAS, the Advisory Committee provided the public planning charrette on April 1st, 2004 and convened a total of nine (9) meetings to receive input from Village residents, staff representatives from the Miami-Dade County Urban Design Center regarding the Primo Triangle Commercial Island Charrette Report ("Charrette Report") for the charrette study area, and to deliberate and

WHEREAS, on October 27th, 2004, a public hearing was held to present the findings contained in the Charrette Plan to interested parties and to gather additional public input; and

WHEREAS, on October 27th, 2004, the Advisory Committee accepted the Charrette Plan, with amendments, to forward to the Mayor and Village Council for further consideration and to conduct its duties and responsibilities;

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

Section 1. The Primo Triangle Commercial Island Charrette Report, A Citizen's Vision Plan, is hereby accepted and accepted by the Mayor and Village Council of the Village of Palmetto Bay, as attached, prepared September 2004 by Miami-Dade County, Department of Planning and Zoning, Community Planning Section, Urban Design Center, as amended and accepted by the Southwest Palmetto Bay Charrette Advisory Committee on October 27th, 2004, as follows:

I. The Westside Park District (east of US-1, south of 168 Street, excluding the commercial island area north of 168 Street) is stricken from the plan;

II. Elimination of Inlet, north-south street off S.W. 164 St. to U.S. 1 proposed to cut through car dealership property;

III. Central Park area: the alternative without the street and urban edge bisecting the west side of the park is approved;

IV. Primo Triangle street: the alternative, including mixed-use (work/school/retail/commercial component) is approved, with apartments being specifically removed; the density being established as no greater than residential density of 8.5 units per acre for the existing RU-1 residential zoned area.

Section 2. Amendments to the Primo Triangle Commercial Island Charrette Report accepted by the Advisory Committee and recommended to the Mayor and Village Council include: I) the elimination of the Inlet, north-south street off S.W. 164 St. to U.S. 1 proposed (across through a car dealership's property and II) the acceptance of the Primo Park alternative without the street bisecting the west side of the park.

Section 3. The Southwest Palmetto Bay Charrette Advisory Committee has successfully concluded its duties and is hereby accepted.

Section 4. The acceptance of The Primo Triangle Commercial Island Charrette Report does not convey any rights or privileges, but, rather solely reflects recommendations and may be used by the Council as reference material during Council deliberations.

Section 5. Staff shall take appropriate action to implement the Primo Triangle Commercial Island Charrette Report.

Section 6. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED this 8th day of November, 2004.

Michael P. Finner
Mayor

James P. Finner, Jr.
Mayor

APPROVED AS TO FORM:

James P. Finner, Jr.
Village Clerk

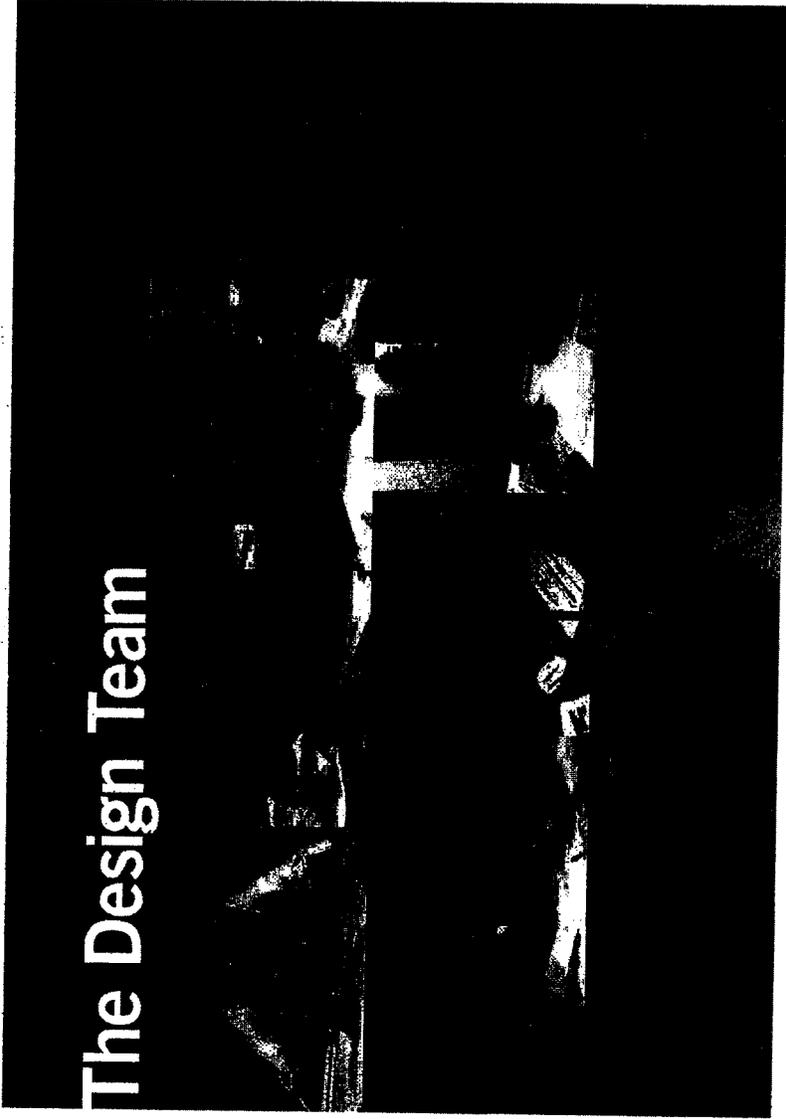
FINAL VOTE AT ADOPTION:

Council Member ES Folger	<u>Yea</u>
Council Member Paul Neffinger	<u>Yea</u>
Council Member John Buehler	<u>Yea</u>
Vice-Mayor Linda Robinson	<u>Yea</u>
Mayor Eugene P. Finner, Jr.	<u>Yea</u>

RESOLUTION NUMBER 2004-11-08-001

Thanks to all who spent their Saturday helping to create the vision for the future of the Franjo Triangle Commercial Island area:

Daniel Alfonso	Dee Dee Heacock	Lois Neidhart
Vee Baldeo	David Hill	Paul Neidhart
Sharon MacIvon Bamer	Lou Kassinosis	John Overholt
Ed Behl	Timothy King	David Palm
Jim Berg	Carol Klingbeil	Paula Palm
John Breder	Amy Lamneck	Joe Porter
Sean Brennan	Vicki Lamneck	Vivian Poulos
George Cadman III	Chuck Latshaw	Juan F. Quintero DMD
Ginger Cates	Donna Latshaw	Sandy Bruce Robinson
Henry Clifford	Jorge Liapur	Julio Rodriguez
Tucker Crusan	John Lindgren	Moises A. Saca
Thomas David	Wally Lucky	Susan Schreiber
Lowell Elsea	Ed Ludovici	J. Serohia
Margana Elsia	Phil Ludovici	Bonnie Simon
Arlene Feller	Patricia Gadala Maria	Shelley Stanczyk
Bruce Ford	Carlos Martinez	Bernard Steele
Clara Fowell	Donna Masson	George Steele
Sheila Frazier	Barbara Mathews	Marcelo Stolarczyk
Kim Frederick	Marsha Matson	Cary Syllis
Barbara Golob	Karen McGuire	Ralph Thiele
Phillis Guthrie	Barrie McHugh	Carolyn Thiele
Stewart Guthrie	Chris Merinkers	Petra Vandervlught
Bill Gwynn	Todd Morrow	Mike Werner
Bill Hall	Benn Mullins	Marvin Winhold
Tom Hall	Pamela Mullvis	Eleanor Winhold



Miami-Dade County Department of Planning and Zoning

Diane O'Quinn Williams, Director
Subrata Basu, Assistant Director for Planning

Community Planning Section

Maria Crowley, Chief
Shailendra Singh, Urban Design Center Section Supervisor
Thomas Spehar, Area Planning Section Supervisor
Natasha Alfonso, Principal Planner
Alberto Gonzalez, Principal Planner
Gianni Lodi, Principal Planner
Michael Bregman, Senior Planner
Jess Linn, Senior Planner*
Páola Jaramillo, Graphic Designer
Pablo Andrade, Planning Technician
Garrett Rowe, Planning Technician
Gary Greenan, Consultant
Maria Guerrero, Administrative Secretary
Pamela Gibson, Office Support Specialist II

Metropolitan Planning Section

Mark R. Woerner, Chief

Planning Research Section

Charles W. Blowers, Ph.D. Chief

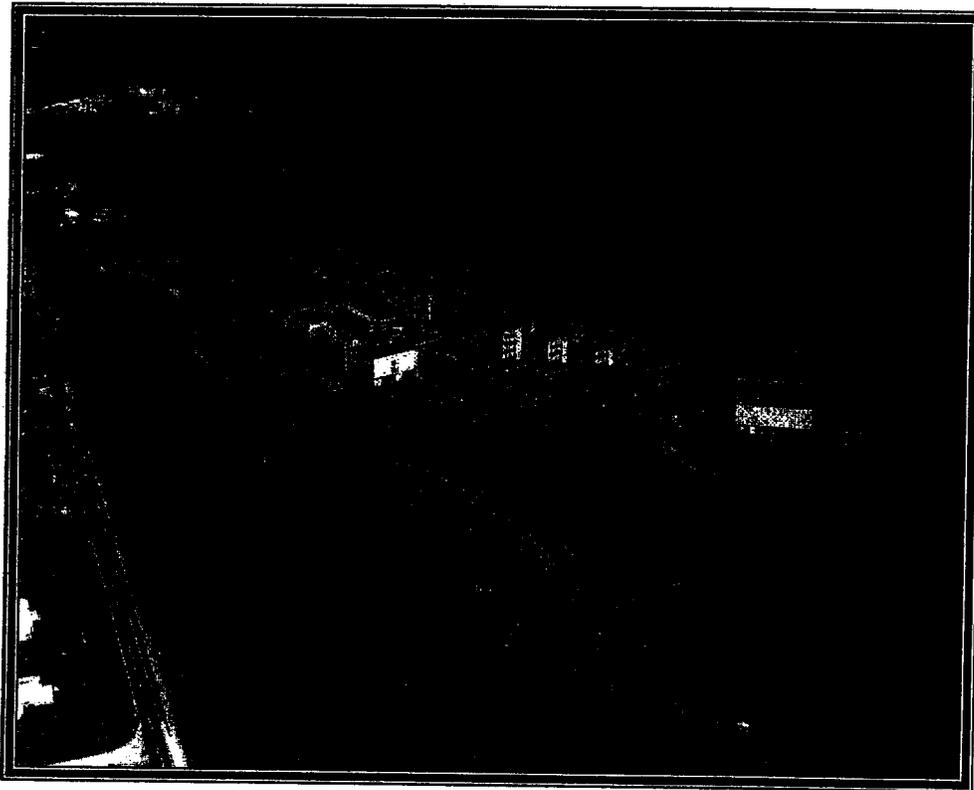
*Project Manager

APPENDIX 3





**PALMETTO BAY VILLAGE CENTER
CHARRETTE ADVISORY COMMITTEE REPORT
September 2004**





**PALMETTO BAY VILLAGE CENTER
CHARRETTE ADVISORY COMMITTEE REPORT
September 2004**

Committee Deliberations

On September 8th, 2003, the Mayor and Village Council of the Village of Palmetto Bay adopted Resolution No. 03-80 appointing a Charrette Advisory Committee to provide oversight on behalf of the Village for the Palmetto Bay Village Center redevelopment planning process underway by the owner/developer. Committee members are:

Brian Pariser
Frank Rollason
Laura Traeger
Jilla Montenegro

The Committee elected Frank Rollason to serve as the Committee Chairperson and met regularly since its formation. The role of the Charrette Advisory Committee to the project's planning process was to attend the public sessions, promote active citizen participation in the process, represent interests of the groups or organizations to which we belong, and ensure that property owners, residents, the business community and other stakeholders were kept informed and involved.

As part of the planning process, the developer Palmetto Bay Village Center (PBVC) hosted an advertised public planning charrette at the Village Center on December 8th, 2003, conducted by its consultant, Dover, Kohl & Partners. The Committee presented a progress report to the Village Council at its meeting of January 5th, 2004. A second advertised public meeting was held by PBVC on January 31st, 2004, at which time an overview of the mixed-used redevelopment plan was presented along with preliminary findings by the traffic consultant hired by PBVC. The Village Center plan was presented to the Committee by the developer at a publicly noticed meeting on March 2nd, 2004.

The Advisory Committee prepared a draft of this report for discussion before the Mayor and Village Council on April 12th 2004, at which time the Committee was asked to review any restrictive covenants that affect the property. The Committee subsequently received and reviewed the Unity of Title and Declaration of Restrictive Covenants, attached to this report as Exhibits A and B, respectively. The restrictive covenants affecting the property have been considered and incorporated into the Committee Recommendations section of this report.

The Advisory Committee prepared this final report for consideration by the Mayor and Village Council. Subject to its acceptance, the Committee would be pleased to remain involved through the implementation process to ensure the continuity of the concepts resulting from the public charrette.

Palmetto Bay Village Center Overview

The former Burger King World Headquarters was purchased in 2003 by Palmetto Bay Village Center, LLC (PBVC). PBVC hired the urban planning firm of Dover, Kohl & Partners to prepare a master plan for the 80-acre, bayfront property that includes three existing, unoccupied buildings comprising a total of 314,000 sq.ft. of professional office space and 823 parking spaces contained under cover and in exterior lots serving the buildings. The balance of the site fronting Biscayne Bay and Biscayne National Park is subject to environmental protection and is undeveloped open space containing a man-made lagoon, walking trails, a nature preserve, passive areas, landscaped grounds, and access roads linking to Old Cutler Road.

The property is zoned Office Park District (OPD). This zoning district provides for development of an office park in an open space environment. Principal uses for office buildings are administrative, professional or research. Accessory uses are those associated with the principal uses and which provide service to employees and patrons of the office park. PBVC is desirous of developing a village center concept with a variety of mixed uses. Changes in the underlying land use designated in the County Comprehensive Development Master Plan and zoning classification are required to accommodate uses other than office with permitted accessory uses.

The Village is in the process of preparing its first Comprehensive Development Master Plan for adoption. Any changes to the future land use category established for this property will be included in the Master Plan, subject to Village Council approval, so that the proposed development at the Village Center will be in accordance with an adopted Master Plan.

The Palmetto Bay Village Center Master Plan Proposed by PBVC

The Master Plan presented by the owner for Palmetto Bay Village Center depicts the transformation of the former Burger King World Headquarters property into a compact, mixed-use community. Planned in consultation with local citizens, the proposed Village Center plan prepared by PBVC will offer residents and visitors an expanded range of opportunities to live and work within the Village of Palmetto Bay. The plan for the site focuses on walkability, opening the site to the rest of the Village, and offering several prominent public spaces for the community. The result is intended to reflect the sophistication and evolving identity of Palmetto Bay as a leading South Florida municipality.

The Master Plan developed by PBVC incorporates the ideas generated during several community meetings. The plan offered for consideration is based on several guiding principles, including:

- Optimize re-leasing opportunities in the existing buildings
- Create and preserve an interconnected system of green space and protect the Bay
- Create an inviting mixed-use, pedestrian-friendly environment for all to share and a new use predominately comprised of a high-end, assisted living facility
- Establish a postcard-quality town scene that will be a symbol of the caliber, character and identity of Palmetto Bay
- Be smart about traffic: mix uses, stagger travel times, interconnect, beautify
- Protect and enhance scenic Old Cutler Road, minimizing visual impact

The physical design of the plan was generated to enable the creation of an exceedingly livable precinct which supports a variety of proposed land uses. The illustrative plan depicts a high-end assisted living facility in the northern portion of the site. In the center of the site, the existing buildings would be re-leased for office uses, support functions, and education. A school is shown as a potential user for one of the buildings, and the illustrative plan shows how the occupant can further expand the structure and create a schoolyard around the building. The southern portion of the plan depicts a small neighborhood core, with a mix of residential, offices, very limited retail, and civic components. Buildings proposed in this area would include luxury apartment dwellings, townhouses, and mixed-use structures, all oriented toward new streets.

The plan proposes a framework of small blocks to make the site permeable and walkable, and depicts how parking will be accommodated primarily within the center of one block and along the streets. These streets lead toward an intimate civic plaza near the lagoon, faced by a building that can be easily adapted as Palmetto Bay's Village Hall in the future, should the Village make that determination.

The plan shows the portion of the site along Old Cutler Road to remain a green buffer. The portion of the buffer closest to Old Cutler Road would be maintained or restored to provide a densely planted screen of trees to limit the visual impact of development on Old Cutler Road. Within the deepest portions of this buffer, recreational fields are shown. This open space could also be used for community gatherings. A series of paths and trails are planned that will connect the many public spaces of the community and allow for a green network to form in this southwest portion of the Village of Palmetto Bay. The Old Cutler buffer, mangrove preserves, and trail on the Bay side of the lagoon will combine to encircle the Village Center with green space that can become a new park for the Village.

The primary additional new uses proposed by PBVC include a senior living facility, a private school, a boutique hotel, limited retail, residential (townhomes), and public facilities such as a Village Hall or library and additional recreational/park use open to the public, described as follows:

- Senior living facility: 553,867 sq.ft. facility, 300 units, 1200-1400 sq.ft. each unit, 6-stories above 2 levels of parking for 300, 90 ft. overall building height
- Private school: existing 44,000 sq.ft. office building for education use plus construction of a 40,000 sq.ft. building to house a gymnasium, 600 students total, K-12
- Boutique hotel or residential: 61,990 sq.ft. hotel or multifamily residential use at southern edge of development, east side of access road
- Retail: 15,819 sq.ft. retail space to primarily serve residents
- Residential: 393,811 sq.ft. of multifamily residential use, townhouse development, approximately 190 units
- Public facilities: 33,989 sq.ft. existing office building to serve as possible Village Hall; 16,000 sq.ft. new two-story building at Old Cutler Road entrance to serve a public purpose, i.e. fire station, information center; library; 1,600 sq.ft. observation tower and 1,137 park pavilion to provide viewing to Biscayne National Park

environmentally protected areas; 22-acre parcel west of the access road dedicated to recreational/park use with park facilities open to the public

The illustrative master plan depicting existing office buildings and build out of additional uses, corresponding lot coverage of buildings, square footage by use, an aerial perspective, and typical building perspectives and elevations are attached as Exhibits C through H to this report.

Restrictive Covenants

Development at Palmetto Bay Village Center is subject to the Unity of Title dated October 1st, 1984 and the Declaration of Restrictive Covenants entered into on January 14th, 1985, attached to this report as Exhibits A and B.

The Unity of Title is a covenant running with the land that was executed for the purpose of obtaining a zoning change to an Office Park District. It states that the property shall be considered as one parcel of land and may not be divided into separate parcels owned by several owners, unless released in writing when certain conditions are met.

The Declaration of Restrictive Covenants was entered into for the purpose of constructing Burger King Corporation World Headquarters at the property. The property is comprised of three areas, referred to in the covenant as Tracts A, B and C and shown on the site plan attached to that document. Tract A is zoned Office Park District and contains the office buildings. Tract A is also referred to as Tract I. Tract B is generally the property surrounding Tract A to the north, west and south containing vacant land, the entry road and lands abutting Old Cutler Road and is designated GU. A portion of Tract B is referred to as Tract II. Tract II comprises land where protected mangroves are not found. There are mangroves in the balance of Tract B. Tract C is the eastern part of the property that was donated to the National Park Service in accordance with covenant 2.

There are multiple covenants; certain ones pertain to certain tracts of the property, others address the overall development. Any development at the Palmetto Bay Village Center is subject to all covenants. The covenants of particular interest to this Committee are those that relate to the additional uses proposed by the developer at certain locations. These covenants were considered and are further described in the Committee Recommendations section below.

Committee Recommendations

Over a period of several months, through attendance at planning workshops and numerous Committee meetings, the Committee reviewed and considered a number of uses proposed in the master plan for the Palmetto Bay Village Center, along with input from Village residents, professional consultants and the property owner. In formulating its recommendations, the Committee took into consideration the restrictive covenants and what it believes to be in the best interests of the entire community, keeping in mind the traffic and height/view concerns of nearby residents and the general support of most residents for mixed use at the facility.

The Committee respectfully offers the following recommendations:

1. Do not support leasing of existing buildings or any additional development for primary use as a school, public or private.
2. Support leasing of existing buildings for up to 314,000 sq. ft. of office space use with accessory permitted uses.

The covenant described in paragraph 7 of the declaration deals with the buildings and is included for convenience as follows:

"7. The owners will continue to maintain native vegetation on the portion of their property located adjacent to Old Cutler Road and the north and south boundaries with the intent to obscure any visibility of the office building from Old Cutler Road. All landscaping plans will be submitted to Dade County for approval prior to implementation."

3. Because of its low impact on traffic and neighborhood public schools, support the development of a 300-unit senior living facility on the northern end of the property as a unique facility in the Village offering an additional type of housing alternative for certain segments of the population.

There are two restrictive covenants related to this recommendation. The first one that applies is 3A because additional residential is proposed to be located partly in Tract II. For convenience, this covenant language is included as follows:

"3A. No application for rezoning for Tracts II and B for the express purpose of the construction of additional residential units or the construction of additional square footage for commercial or office buildings shall be filed with Dade County unless and until written approval is

obtained from the owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of subject property. This subsection may be released upon written authorization from the owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of the subject property."

The second covenant that applies to this recommendation is number 4 because part of the proposed senior living facility is located in Tract A or I which is the OPD district. The referenced Florida Statute Chapter 380 deals with Development of Regional Impacts. The developer does not need approval from individual properties to pursue this part of the development. The developer shall determine, in cooperation with the State, the thresholds that apply to this development. Covenant 4. is included below for convenience:

"4. That in the event that in the future the owners desire to increase the square footage of the buildings within the OPD district as described in Exhibit "I," the owners shall, as a condition precedent, file an appropriate application for development approval pursuant to the provisions of Chapter 380, Florida Statutes, unless the proposed addition shall not exceed the then existing thresholds which from time to time may be amended, by statute or formal rule."

This recommendation is further conditioned upon:

- a. entering into a new restrictive covenant that the facility cannot be converted to any other use at a later date
- b. require that all costs associated with hurricane evacuation of residents in such a facility be borne by the property owner
- c. require that the architectural design address overall height so that no portion of the facility is visible from Old Cutler Road, that the facility be tiered, and that the maximum height of any part of the facility built in Tract II not exceed 100 feet.

- d. entering into a new restrictive covenant that development of this facility precludes any additional office space being built on the site
4. Support the development of not more than 100 residential units of high-end townhomes as a housing alternative for area residents along with a limited amount of retail space to serve such residents, conditioned upon:

a requirement that the architectural design address overall height so that buildings are not visible from Old Cutler Road, not to exceed 70 feet

Again, the location of additional residential units along with limited commercial space accessory to the residential use proposed for development partially in Tract II is subject to restrictive covenant 3A. The location of this proposed development partially in the OPD district of Tract I triggers adherence to covenant 4. Covenant language 3A and 4 are included under recommendation 2 above.

5. Support public purpose/municipal uses:
- a. relocate Village Hall to existing 35,000 sq.ft. building through a conveyance to Village (counts as part of 314,000 office sq.ft.)
 - b. provide adequate parking to serve municipal uses
 - c. create a civic plaza adjacent to Village Hall
 - d. construct observation and park pavilion structures to provide views across the bay
 - e. consider landmark municipal building at entry to serve a public purpose such as a library
6. Support a system of park and recreational passive and active uses:
- a. maintain and restore a green buffer between Old Cutler Road, west of interior access road
 - b. enhance pedestrian access to open space and provide linkages between Village Center, abutting

Village bayfront park parcel to the north, and Biscayne National Park

- c. enhance walking trails, paths, and vita course surrounding lagoon and throughout site to create a network of green space encircling the Village Center
 - d. require developer to maintain walking trails linking to adjacent properties
 - e. preserve "village green" concept throughout by appropriate siting of any new structures towards the center of the property, leaving a network of green space around the Village Center that could serve as an area for community gatherings
 - f. consider conveying lands around lagoon and west of the access road to the Village
7. Require a traffic study be performed of proposed uses at the Village Center, prior to approval of any new uses
8. Enhance foliage density along the eastern side of Old Cutler Road

EXHIBITS

- A. Unity of Title
- B. Declaration of Restrictive Covenants
- C. Palmetto Bay Village Center Master Plan Proposed by PBVC
- D. Table of Square Footage by Building, as shown on Master Plan Proposed by PBVC
- E. Summary of Buildings, Streets/Walks, Lagoon, & Green Space Site Coverages, as shown on Master Plan Proposed by PBVC
- F. Palmetto Bay Village Center Aerial Perspective, as Proposed by PBVC
- G. Perspectives of Typical Public Building, Town Square, and Residential Rowhouse, as Proposed by PBVC
- H. Residential Rowhouse Section, Elevation and Street Section, as Proposed by PBVC

APPENDIX 4



RESOLUTION NO. 04-44

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ADVISORY COMMITTEES; APPOINTING MEMBERS TO THE PALMETTO BAY VILLAGE HALL/POLICE DEPARTMENT COMPLEX COMMITTEE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Palmetto Bay currently leases the space where Village Hall is temporarily located; and

WHEREAS, the Village is interested in owning the site where Village Hall will reside in perpetuity; and

WHEREAS, after conducting a preliminary analysis, the Village has determined it is necessary to establish a committee to study the various options available to the Village, and report its findings and recommendations to the Council.

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

Section 1. The following persons are appointed to the Palmetto Bay Village Hall/Police Department Complex Committee:

Brian Pariser

Bob Roberts

Thomas Ringle

Janet Ray Weininger

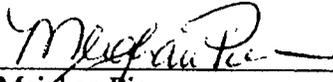
Susana Cetta

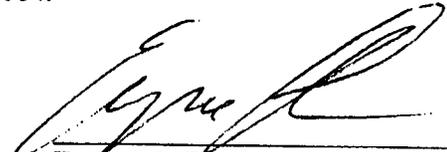
Paula Palm

Section 2. This Resolution shall become effective upon adoption.

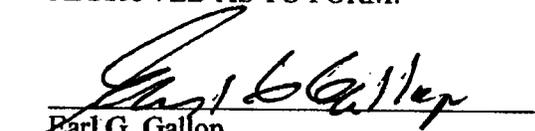
PASSED and ADOPTED this 7th day of June, 2004.

Attest:


Meighan Pier
Village Clerk


Eugene P. Flinn, Jr.
Mayor

APPROVED AS TO FORM:


Earl G. Gallop,
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Ed Feller	<u>Yes</u>
Council Member Paul Neidhart	<u>Yes</u>
Council Member John Breder	<u>Yes</u>
Vice-Mayor Linda Robinson	<u>Yes</u>
Mayor Eugene P. Flinn, Jr.	<u>Yes</u>

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APPENDIX 5



December 20, 2004

Dear Property Owner:

The Village of Palmetto Bay was established in 2002. We are, with the help of the entire community, making great strides in developing the finest city in Miami-Dade County.

The Village is now at the point where we are looking at alternative locations for a permanent city hall. The very broad criteria for a suitable location include a commercial site of 2-5 acres located on or adjacent to an arterial roadway. New construction and building renovation are both being explored. The building program requires 20,000 – 30,000 square feet.

The Village is inquiring as to whether you would have any interest in selling this or other properties you may own within Palmetto Bay. If you have interest please contact us by the first week in January.

Thank you for your continuing support.

Sincerely,

Charles Scurr
Village Manager

APPENDIX 6



VILLAGE OF PALMETTO BAY, FLORIDA
MINUTES OF THE TUESDAY, MARCH 8, 2005
MEETING OF THE VILLAGE HALL/POLICE COMPLEX
ADVISORY COMMITTEE

VILLAGE HALL
8950 SW 152ND STREET
PALMETTO BAY, FLORIDA

I. CALL TO ORDER, ROLL CALL/ATTENDANCE

Council Member Breder called the meeting to order at 6:00 p.m. The following members of the Village Hall/Police Complex Advisory Committee were present:

Committee Member, Paula Palm
Committee Member, Brian Pariser
Committee Member, Thomas Ringel
Committee Member, Bob Roberts
Committee Member, Janet Ray Weininger
Committee Member, Susana Cetta
Council Member John Breder

The following staff members were present:
Village Manager Charles D. Scurr
Assistant to the Village Manager Olga Cadaval

II. REVIEW POTENTIAL SITES

Mr. Scurr made a formal presentation to the committee detailing the viable options for a potential Village Hall/Police Complex site as discussed in the previous meeting.

Mr. Scurr proceeded to discuss the estimated acquisition, improvements and operating costs for the various options. His discussion also included a comparison of potential costs and current expenses for the existing Village Hall building. The sites being considered include:

<u>Site</u>	<u>Selling Price</u>
Total Bank, 17945 Franjo Road, 22,627 sq. ft.	\$6-\$7 million
DAP Enterprises, 8925 SW 148 St., 25,135 sq. ft.	\$4.5 million
Neighbors Grocery, 9705 E Hibiscus St. (requires demolition)	\$2.9 million
Palmetto Bay Village Center, 17777 Old Cutler Rd, 33,989 sq.ft.	\$4.5 million
Publix Park, SW 147 th St and 87 th Pl., (new construction)	e \$5 million
*Michael Sontag, Inc., 8950 SW 152 Street, 31,363 sq. ft.	e \$8 million
*EuroFurniture, 14707 S. Dixie Highway, 25,703 sq. ft.	-----
*Palmetto Bay Center, 15715 S. Dixie Highway, 52,532 sq. ft.	-----

*Acquisition of these properties would occur through eminent domain, as the owners are unwilling to sell.

Mr. Scurr also discussed several alternatives intended to lower the village's initial investment for the Palmetto Bay Village Center location and the new construction of a village hall at Publix Park.

Committee Member Ringel asked when the contract with the county for police services is scheduled to expire.

Mr. Scurr explained the contract is valid for two more years.

A discussion ensued regarding the need for additional space to accommodate a Village-operated police department in the future.

Committee Member Pariser asked whether Mr. Scott Silver, owner of the Palmetto Bay Village Center, is offering the village the building and acreage.

Mr. Scurr clarified the village has been offered anywhere from five to twenty one acres for \$4.5 million.

A discussion regarding Building C of the Palmetto Bay Village Center ensued. Members also discussed the village's financial ability to acquire a Village Hall.

III. DISCUSSION OF NEXT STEPS

Each Committee Member expressed their individual preference for a future Village Hall site as follows:

Brian Pariser- Palmetto Bay Village Center, Building C

Paula Palm- Sontag Building

Thomas Ringel- Palmetto Bay Village Center, Building C

Janet Ray Weininger- Palmetto Bay Village Center, Building C

Susana Cetta- Palmetto Bay Village Center, Building C

Bob Roberts- Palmetto Bay Village Center, Building C

Committee Member Ringel recommended that the Village Manager negotiate with the top three sites owners as selected by the committee, which include the Total Bank building, the Neighbors grocery shop and Building C of the Palmetto Bay Village Center.

Ms. Weininger moved to make the recommendation to Council at the next regularly scheduled meeting in April. Seconded by Mr. Roberts. Motion passes 6-1 with Paula Palm opposing same.

IV. **OTHER BUSINESS** - No other business was discussed.

V. **ADJOURNMENT**

Meeting was officially adjourned at 7:43 pm.

Prepared and submitted by:

Olga Cadaval
Assistant to the Village Manager

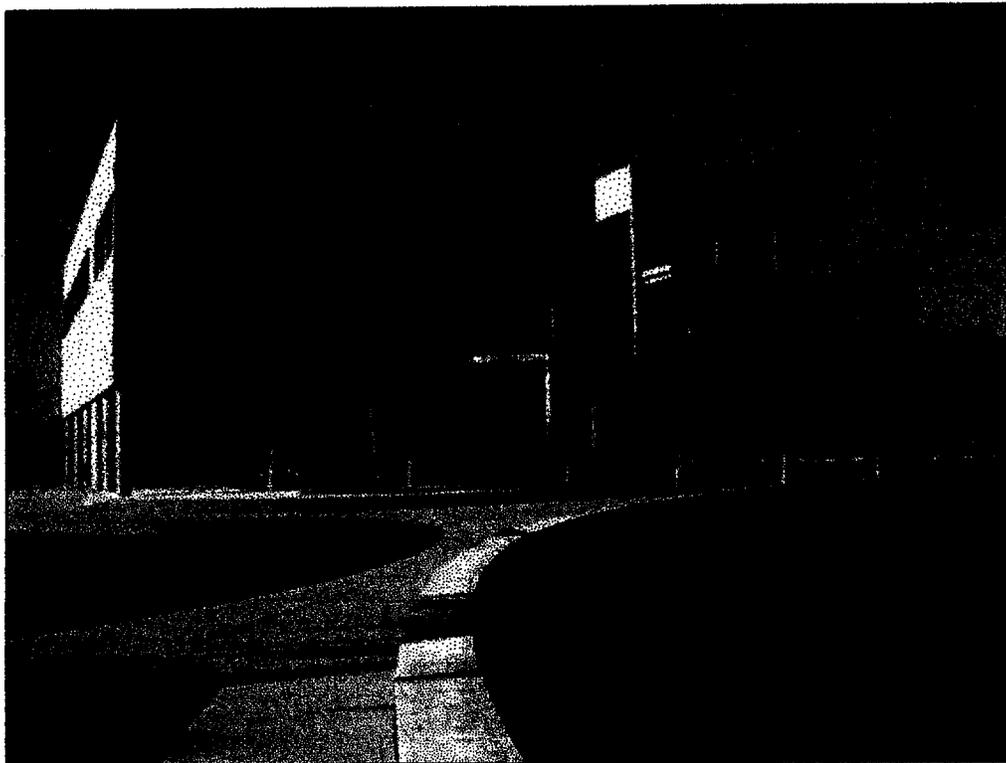
Officially adopted
on this _____ day of _____, 2005

Council Liaison, John Breder

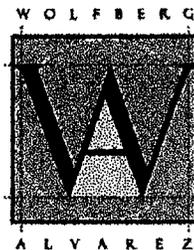
APPENDIX 7



**ANALYSIS OF EXTERIOR
BUILDING ENVELOPE**



**REPORT FOR:
BURGER KING FACILITY
BUILDING "C"**



JANUARY 20, 2005

SUMMARY REVIEW FOR THE VILLAGE OF PALMITTO BAY REGARDING THE BURGER KING HEDQUARTER BUILDING

Based on the combined review of the information provided by the LZA report dated March 7, 2003 and preliminary findings from visits to the building, and a similar evaluation by Wolfberg Alvarez and Partners, it is our professional opinion that it is reasonable to take the necessary steps to control the property for a 60 – 90 day due diligence period. The due diligence time frame will allow for actual analysis of the structure and envelope components, as the first step to verifying and validating the LZA conclusions. While the assumptions and conclusions of the LZA report and the follow on review will build on this data by Wolfberg Alvarez & Partners they remain as very preliminary tasks, actual analysis will be important in defining and evaluating the structure and envelope.

Assuming the structure and the envelope successfully withstand the forces of a hurricane event, the building must be operational to respond to the aftermath of the storm. In addition to the recommendation to study the structure and the envelope with greater detail, it is also recommended that, as part of the diligence, building systems and installation of equipment be reviewed. This would include electrical service, emergency generation, air conditioning, plumbing, roofing and the other systems that could interfere with continuing operations. With the inclusion of building systems with the structure and the envelope analysis, a clear picture of the specific costs associated and a preliminary general schedule for completion can conclude the diligence period. Based on current information and assumptions, it is estimated that the project cost could vary from \$2,450,000.00 and \$3,450,000.00 based on decisions yet to be made during the design process. It must be noted, that this estimate is very preliminary, without contingencies, and includes many allowances. The estimated costs have been based on the following areas of improvement. 1. Structural & Envelope Improvements, \$100,000.00 - \$250,000.00. 2 Exterior Doors & Windows Improvements, \$70,000.00 – \$130,000.00. Interior Renovations to meet program requirements, \$1,640,000.00- \$ 2,280,000.00. Replacement of existing Roofing, \$80,000.00 - \$90,000.00. Modification of existing Mechanical, Electrical & Plumbing Systems to provide independent systems \$560,000.00 - \$700,000.00. Upon completion of the design efforts described herein the Village of Palmetto Bay should be able to accurately evaluate the building and the related cost of improvements to the building.

PRELIMINARY REVIEW OF EXTERIOR BUILDING ENVELOPE REPORT PREPARED BY LZA TECHNOLOGY

As per our agreement Wolfberg Alvarez & Partners has reviewed the building envelope report prepared by LZA Technology for the University of Miami on the Burger King Headquarters Buildings and Site located at 17777 Old Cutler Bay Road, Miami Florida 33151.

The report is dated March 7, 2003 and was developed to generally evaluate the existing structure and exterior building envelope ability to perform or withstand a major hurricane strike. While the study was very detailed in some aspects of its investigation, its overall focus was limited to the building ability to withstand category 5 hurricane force winds on the building's exterior envelope and not the total impact of a hurricane and the problems that should to be addressed subsequent to the storms arrival and its abatement.

The report states that the buildings were renovated after hurricane Andrew in 1992 and that the renovations were implemented utilizing the codes in effect at the time directly after the storm. Unfortunately the code in effect at this time did not require the building to be designed to comply with a category 5 hurricane and the renovations only complied with the code in effect at that time. The major damage to the facility was caused by water infiltration thru building fenestrations, windows, doors and other building elements where the building envelope was jeopardized; not as a result of wind damage to the structure. The report does not provide documentation of an objective nature analyzing the structure ability to withstand a Category 5 hurricane.

To properly evaluate this project to determine its potential use, and to determine if the building would withstand a category 5 hurricane or what it would take for the building to withstand a category 5 storm and remain suitable for occupancy and use by the Village of Palmetto after the storm has abated, it is necessary to analyze the structure, envelope, fenestrations, roofing and equipment type and placement to determine the actual wind loads and projectile or impact resistance capability of the entire facility and systems. Such an evaluation would define the buildings expected ability to withstand and maintain operation during and directly after the impact of a major hurricane.

The report prepared by LZA addresses the following items with regard to the structure. First the building report imply the building structure was designed to withstand wind velocities of 140 mph utilizing simplistic shape factors based on the building code requirement in effect at the time of construction. The code in effect after the storm in 1993. The report also states that the current building code requirements including impact load resistance was not complied with when the building was renovated. The report states that the precast panels and the glazing systems were evaluated during the renovation phase and these elements appear to be designed to comply with current wind load requirements except for isolated areas near the corner of the building, and the end zone wind loads will not be realized and therefore should be acceptable. The glazing systems in building C does not comply with the current impact and cycle code requirements for exterior envelope elements. Even without the lack of specific produce approvals the insulated glass units do not comply with current Florida Building Code impact requirements. As the roofing system in all three buildings is composite concrete framing the roof structure will provide the required impact protection and uplift resistance to comply with current code requirements. The report indicated that the windows in building C while fewer in number need to be studied to determine if they will meet the performance requirements of the current building code.

Building C Description

Building C of the Burger King Complex is the proposed building being considered by the Village of Palmetto Bay. The building is three stories in height and approximately 33,989 square feet in gross area. The building was constructed in 1987, and is essentially a square building. The first floor is partially an open plan with a square accent stair in the center atrium. See attached floor plans. The second floor has a number of small assemble rooms and classrooms areas organized around the central monumental stair in the atrium. The third floor has several small assembly rooms and there is a corner balcony above the second floor balcony. There is also a mechanical room on the southwest corner of the third floor.

Exterior Building Envelope

The exterior building envelope is composed of precast concrete panels applied to a reinforce concrete framing system See building Photograph. The precast concrete panels are large with a randomly applied stone accent with exterior fixed glazing and glass block. The exterior window systems and the glass block does not meet current building code requirements for wind loading and should be replaced or protected by a system to meet current code requirements.

The building roofing system is a single ply membrane system and is in average condition. The roof does not meet current code requirements and should be considered for replacement with a roof system that meets current up lift requirements. Exterior building entrance doors are in average condition and will require servicing or replacement. Grade level entrance doors and garage door are in fair condition and should remain usable for five to eight years of service.

Interior / Finish Systems

The interior finishes of the building are in fair condition. The building was originally designed to be utilized for training and the filming of training programs. The interior partitions utilize a bright multi color scheme that is not appropriate to the Villages use. As the interior space will probable require significant interior renovation it will need to be re painted to provide a more suitable work environment for office administrative use?

The carpet is in poor condition and will need to be replaced prior to the building being occupied. The acoustical tile ceiling is also damaged and will require some replacing. As the Village of Palmetto Bay will need to renovate the space to provide for the functions necessary to meet their needs the entire interior space should be updated and renovated to meet the Villages functional requirements. The doors within the space were generally in good condition and could be reuse as part of the interior renovations. The toilets in the building do not meet current code requirements and will have to be modified to comply with current handicapped requirements. It may be desirable to remove the interior monumental stair and frame the second floor to capture the central floor area to increase

the building area. This option should be evaluated as part of the structural evaluation as the proper use of this space would make the building much more efficient.

Mechanical, Electrical and Plumbing Systems

Mechanical - The building is current air conditioned by utilizing chilled water generated from a central chiller located in building B. The main chiller water lines enter the building on the northwest side at the first floor. The chilled water lines are in good condition. The air distribution within the building is obtained by two large VAV air handling units. One package unit in the computer room and fan coils. The air handling units appear to be in good condition but have some maintenance issue to be addressed. As this equipment was installed in 1987 and the usable life of this type of equipment is approximately fifteen years and the use of the central chiller is an issue that would potential impact the Village of Palmetto Bay independent of operation we believe that the HVAC systems through the building should be evaluated for replacement with the intent to modify the system so that the air conditioning for this building be provided independent of building B and be installed in a manor that would provide adequate protection of the equipment should it be required to with stand category 5 storm event.

Electrical - The building is currently being feed from an existing pad mounted transformer that steps down the incoming looped 13.2 kV to a 480/277 volt, three phase, and four wire system. The main switch board is a 600 amp 480/277 volt, three phase, four wire system manufactured by General Electric. The electrical system appears to be in good condition provided adequate maintains is provided and areas where corrosion has become an issue is corrected. Obviously if the Village of Palmetto Bay decides to separate the HVAC system from building B then the electrical service will have to be evaluated to determine it ability to support the additional electrical loads of the chiller equipment.

Plumbing - The existing domestic potable water supply in the building is copper and is in good condition. The sanitary system is designed as cast iron and would normally have and expected usefully live of approximately forty years. However, as the building is locate in an extremely corrosive environment and depending on how deep the lines were installed under ground the rise and fall of the water table and the salt water content of the soil where the building was constructed could have a very detrimental effect on the

underground sanitary lines. The fixtures in the building are in good condition and should provide an additional twenty years of service life.

Elevators - The elevator in the building is hydraulic and was installed in 1986. As with all mechanical equipment the elevator requires continuous service and maintenance. Again as this building was constructed in an area where the soil conditions can be corrosive the elevators should be examined thoroughly by a qualified elevator mechanic to determine the condition of the hydraulic cylinders and if they have been subjected to salt within the operating components. In addition the elevator cabs should be remodeled to comply with current ADA requirements.

In addition the mechanical, electrical and plumbing systems should be evaluated to determine their ability to survive and remain functional during and after a major hurricane. A building of this type, without proper functioning MEP systems would be of little use until the systems could be restored. Therefore, we suggest the building and the Mechanical, Electrical and Plumbing systems be evaluated to determine their ability to survive a category 5 hurricane and remain operational after the storm has abated.

This evaluation should include analysis of the building's structural system, roofing system, evaluation of the buildings fenestrations to withstand category 5 wind loads, evaluation and recommendations for the placement and protection of the mechanical / air conditioning systems, evaluation of how the electrical service is provided to the building underground or overhead, emergency generators capacity and sustainability. The adequacy of the fuel supply system would also need to be analyzed. Have alternate means of emergency power been investigated or provided such as portable generators with quick electrical connections and transfer switches should the emergency generator fail. How is the telephone service provided to the building? Either independently or thru one of the other buildings and what type of system would provide the most reliability for the facility.

At the same time as the building is being evaluated for its structural integrity and ability to withstand a category 5 storm the Village should begin to develop a programming study to determine the staff, functions and the required area to conduct the daily activities of the cities administrative and police services. Once a program has been developed we can evaluate if the building can be configured to meet the space and proximity requirements.

Upon completion of the programming study a space plan of the building can be developed to determine if the building will provide adequate space to meet the village's requirements.

It is Wolfberg Alvarez and Partners opinion that the proper methodology to evaluate the potential use of the Burger King Head Quarters Building C as the Village of Palmetto Bays City Hall should include the following tasks.

Tasks I – Evaluate the structural capacity of the building framing system and exterior building envelope to withstand category 5 wind loads. Estimated Cost for Professional Services \$14,800.00. Time to complete task 20 working days.

Task II – Evaluate and make recommendations for the replacement of the building roofing system and fenestrations to access there ability to withstand category 5 wind loads. Estimated Cost for Professional Services \$18,800.00. Time to complete task 20 working days.

Task III – Evaluate and make recommendations to provide for the buildings mechanical, electrical and plumbing systems to withstand category 5 storm wind loads. Estimated Cost for Professional Services \$12,200.00. Time to complete task 30 working days.

Tasks IV – Develop a comprehensive programming study defining the Cities actual space requirements and an estimate of cost to renovate the interior space to meet the Village of Palmetto Bays use requirements. Estimated Cost for Professional Services \$24,600.00. Time to complete task 30 working days.

Tasks V - Develop detailed space plans graphically defining the program requirements implemented in the proposed building. Estimated Cost for Professional Services \$19,600.00. Time to complete task 30 working days.

Tasks VI – Prepare complete construction documents for the renovations of the building to comply with the approved programs and space plan. A Fee and time the time required to complete these services will be developed after the scope of the renovation has been defined.

Task VII – Permitting / Bidding and assistance in selection of a contractor to renovate the building. A Fee and the time required to complete these services will be developed after the scope of the renovations has been defined.

Task VIII – Assist the Village of Palmetto Bay in obtaining any furnishings, move in and occupancy of the building. Fees and time to complete these services can be developed after the scope of the renovation has been defined.

These are the logical steps necessary to properly evaluate and plan for the use of the proposed building. We look forward to working closely with the Village of Palmetto Bay to determine the feasibility of adapting the existing building and ancillary areas for use by the Village of Palmetto Bay.

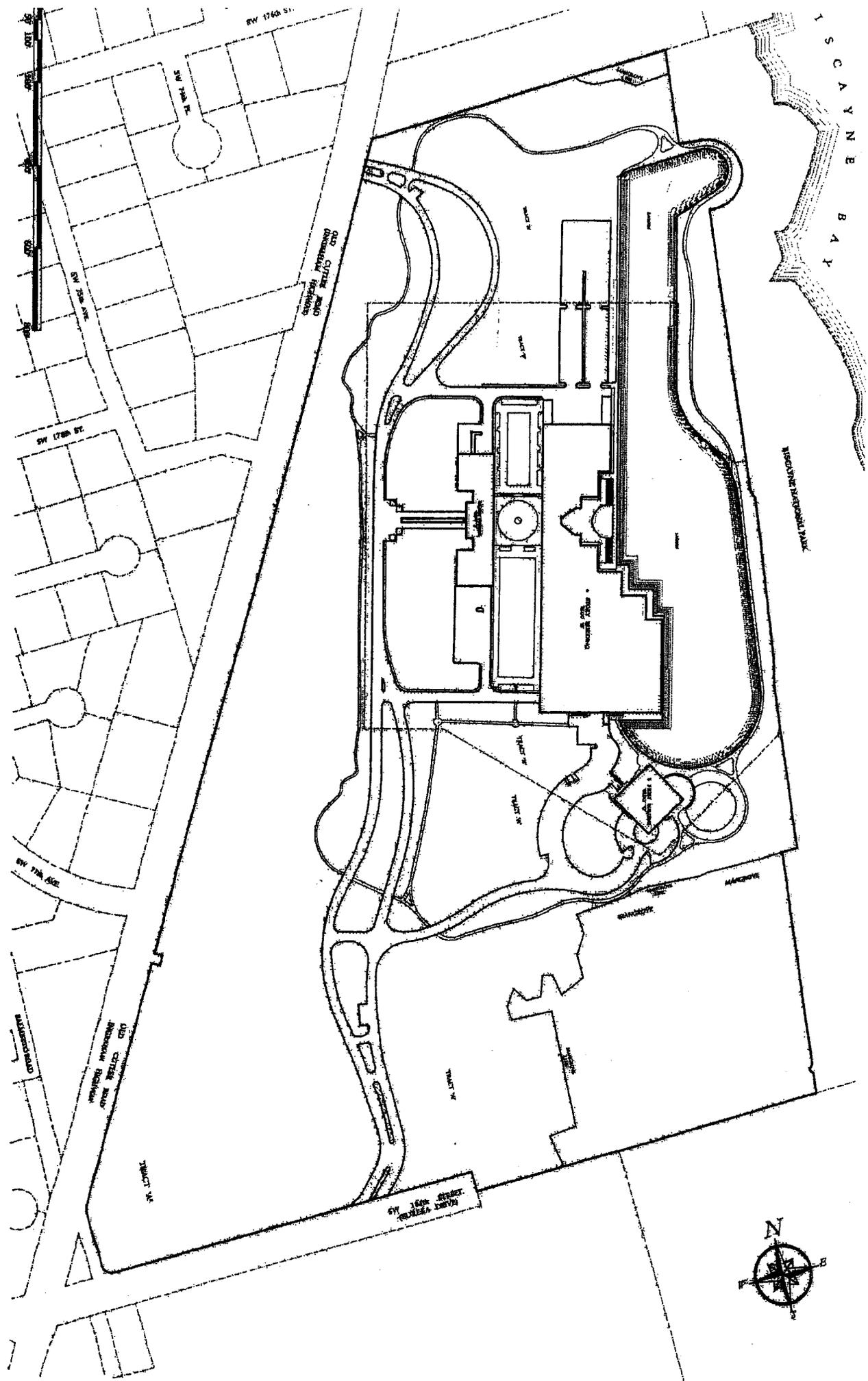
In conclusion the building envelope report prepared by LZA Technology addressed many of the issues related to the building ability the withstand category 4 hurricane force winds. However, it did not provide a definitive response to the building structural ability in regard to wind loads. The report made some assumptions base on the renovations that were conducted in 1993 and indicated the building was design and renovated to comply with the codes in effect at the time of renovation. It also clearly stated that the building does not comply with current code requirements. The report stated the wind loads used for the renovation design applications are in general compliance with today's codes but failed to comply with the impact and cyclic requirements of the current building code. We believe that the building with proper evaluation and exterior and interior improvements can be renovated to comply with current code requirements. This work will enable the building to comply with current code requirements and meet the programmatic space need of the Village of Palmetto Bay. We look forward to working

with you to complete the tasks described herein to meet the Village of Palmetto Bays use requirements.

Should you have any question please do not hesitate to contact me.

Sincerely

Samuel C. Matthews, Architect
AR0009733



SCAYNE BAY

OLD CHURCH ROAD
AND
ADJACENT
PROPERTIES

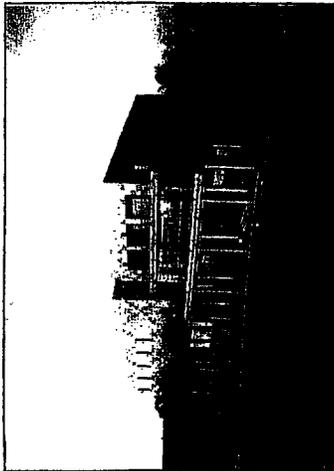
SW 17th St.

SW 15th St.

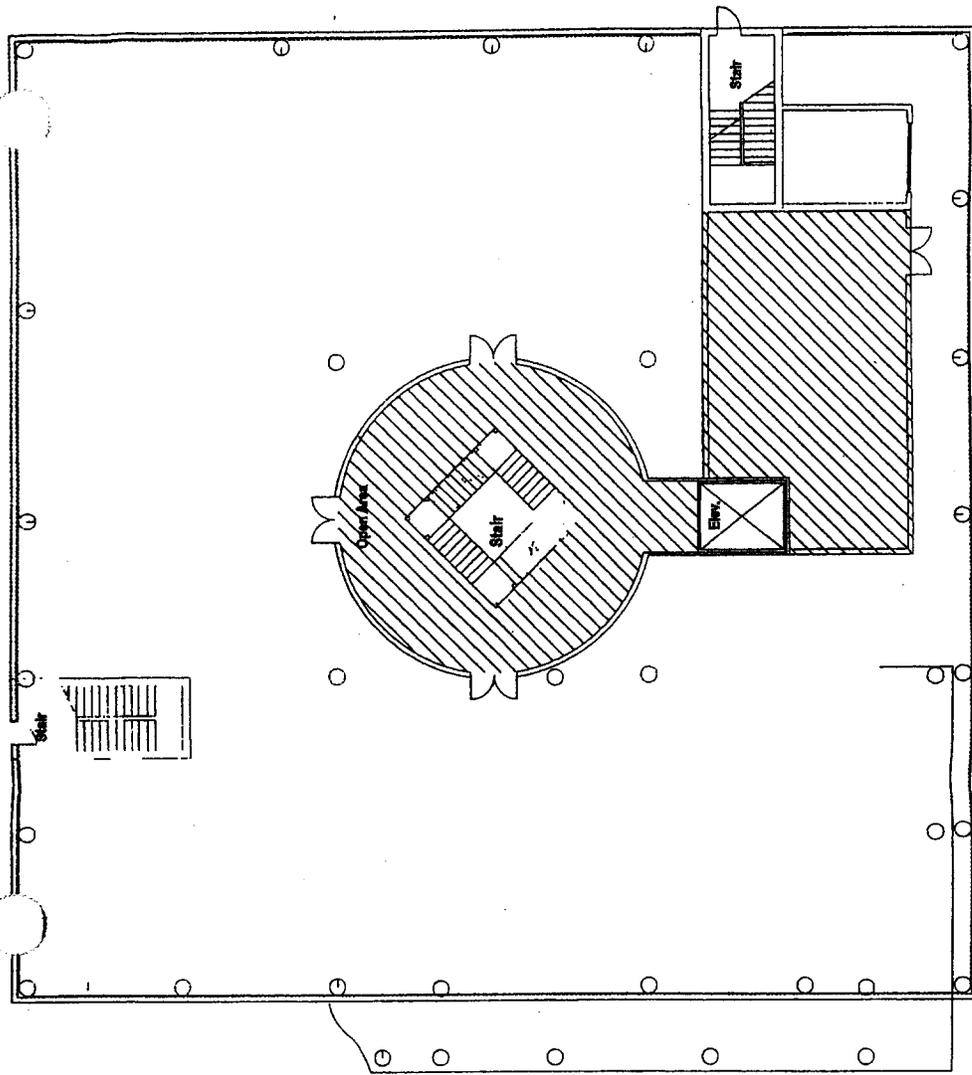
OLD CHURCH ROAD
AND
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PROPERTIES

SW 14th St.

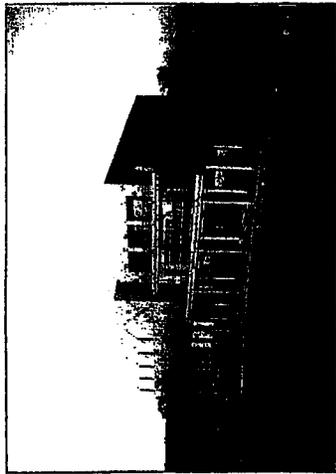




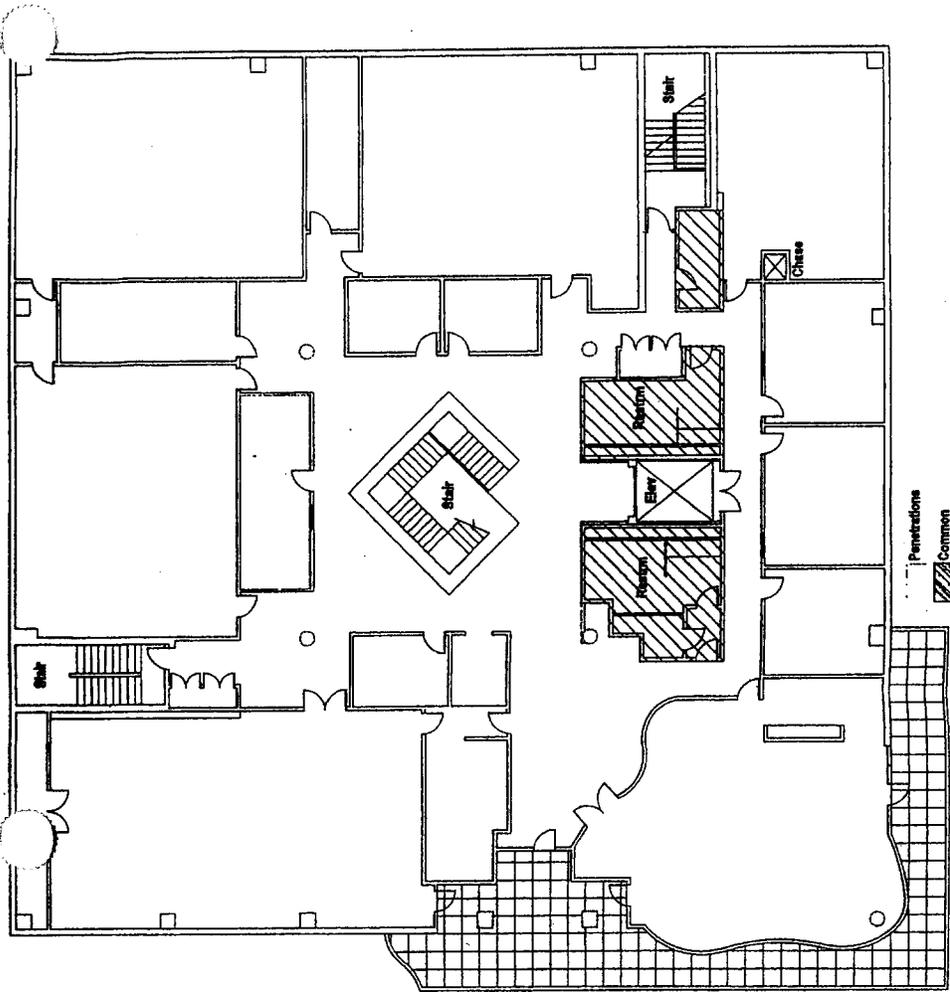
1st Floor Building C - Classroom / Audio Visual Center

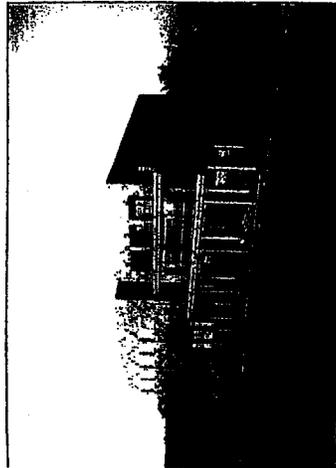


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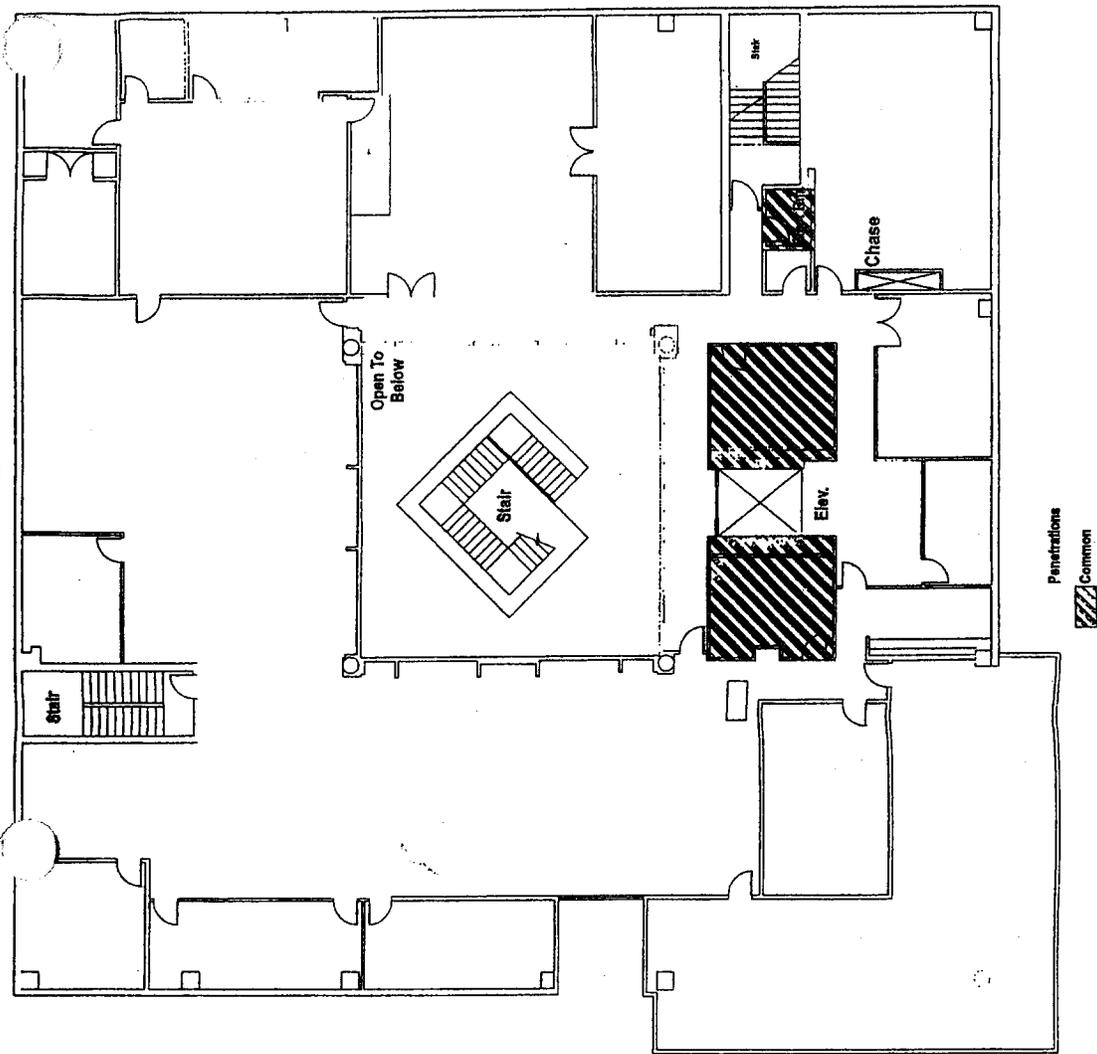


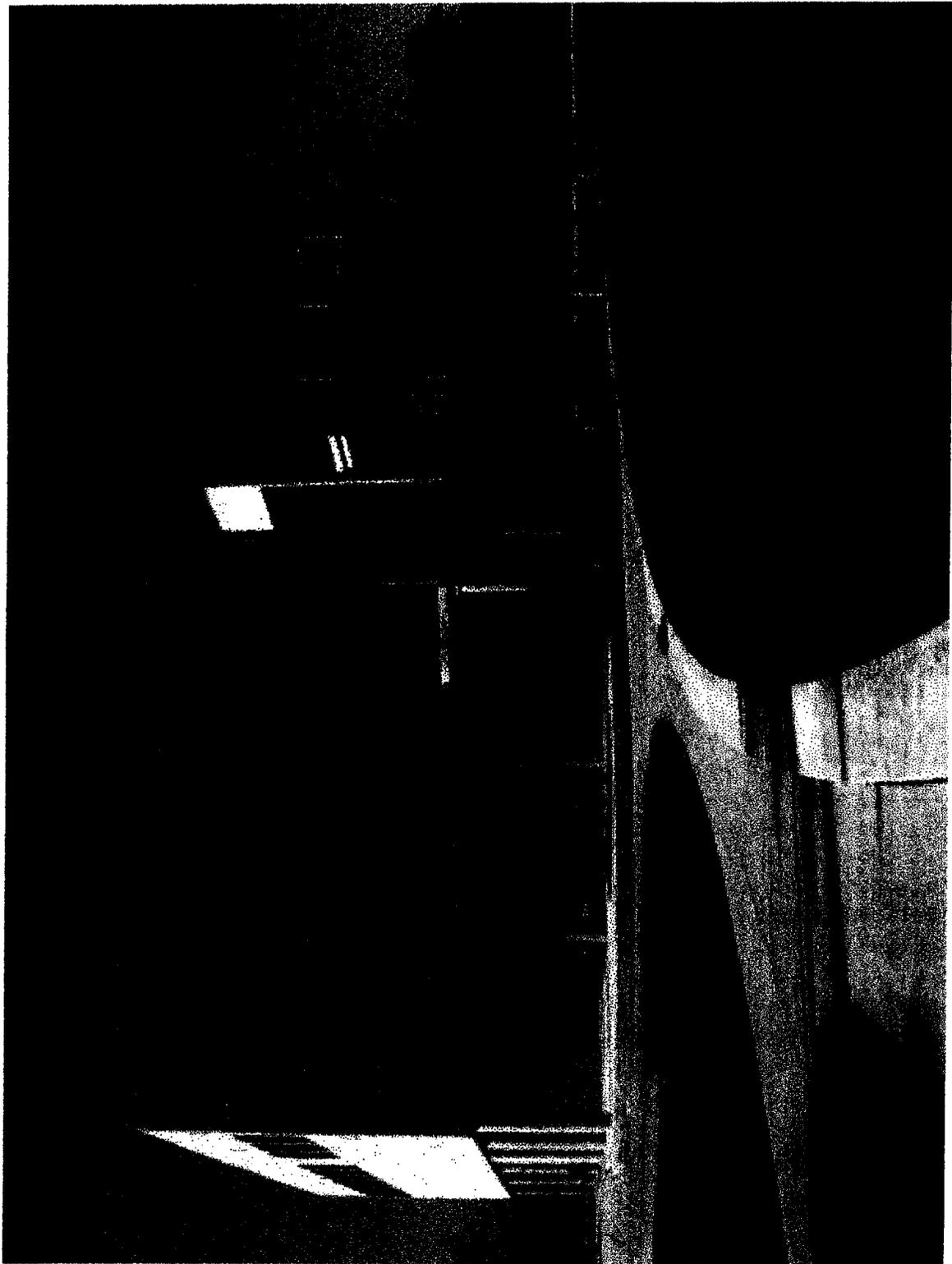
2nd Floor Building C - Classroom / Audio Visual Center





3rd Floor Building C - Classroom / Audio Visual Center





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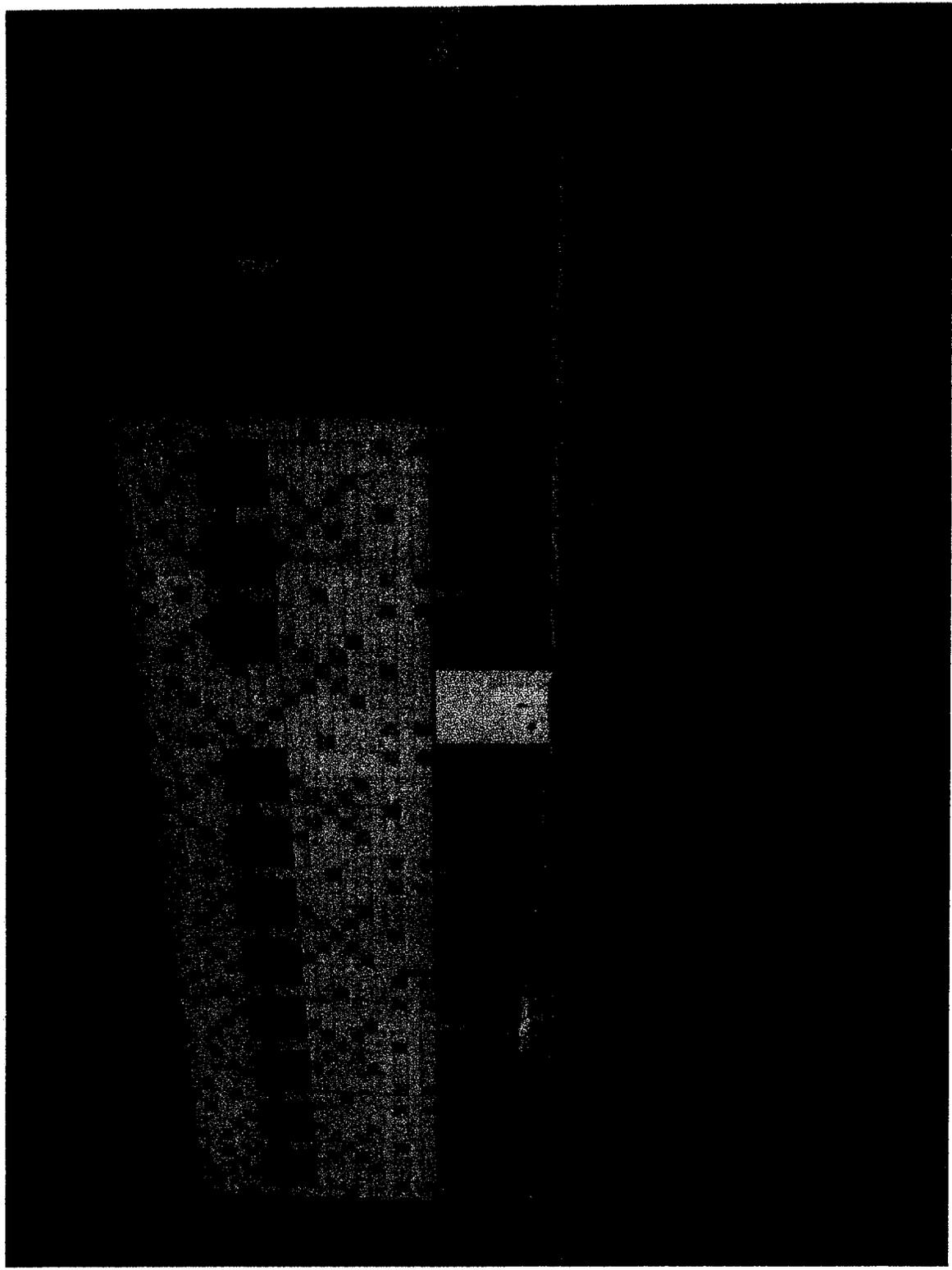
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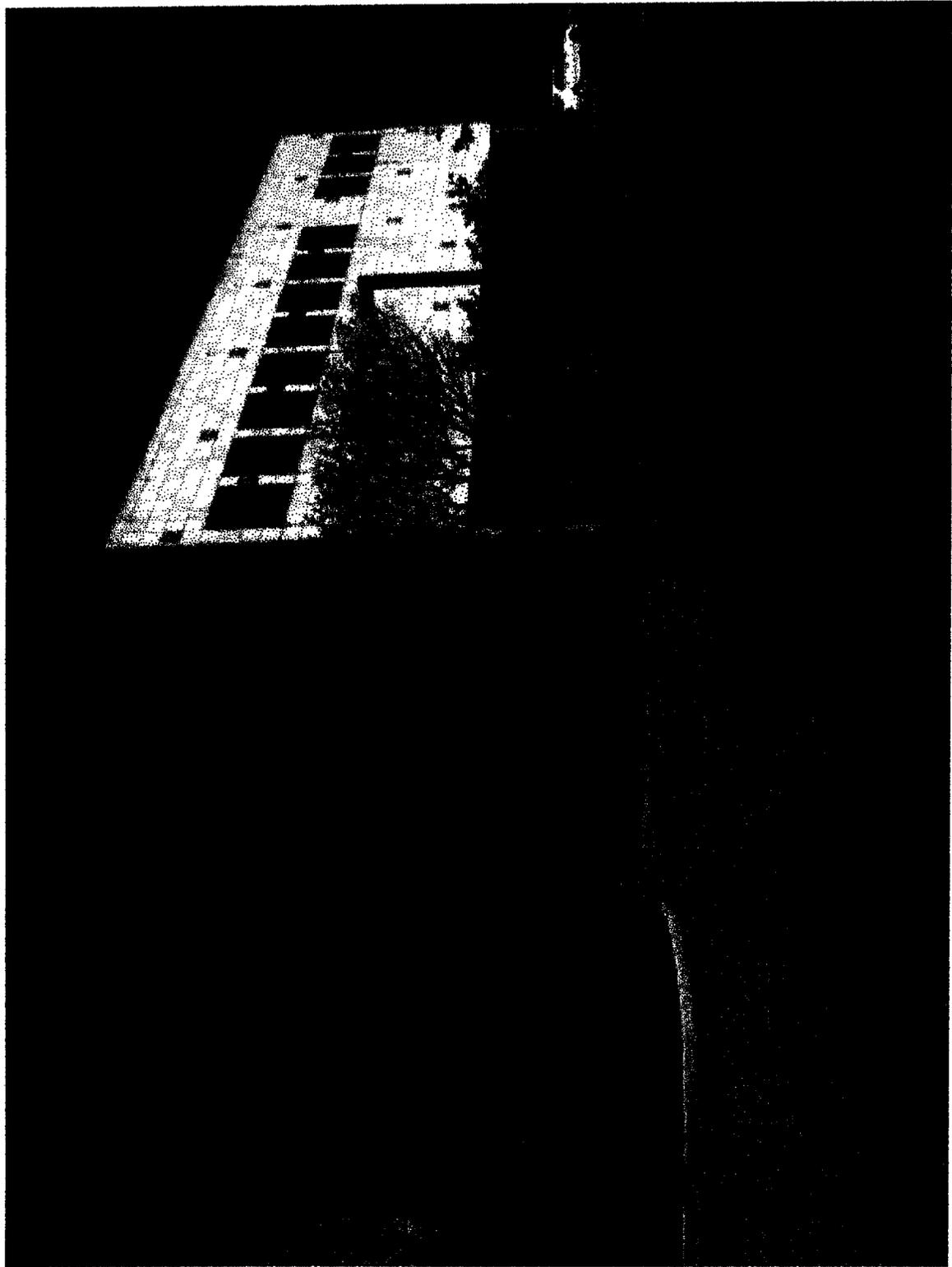
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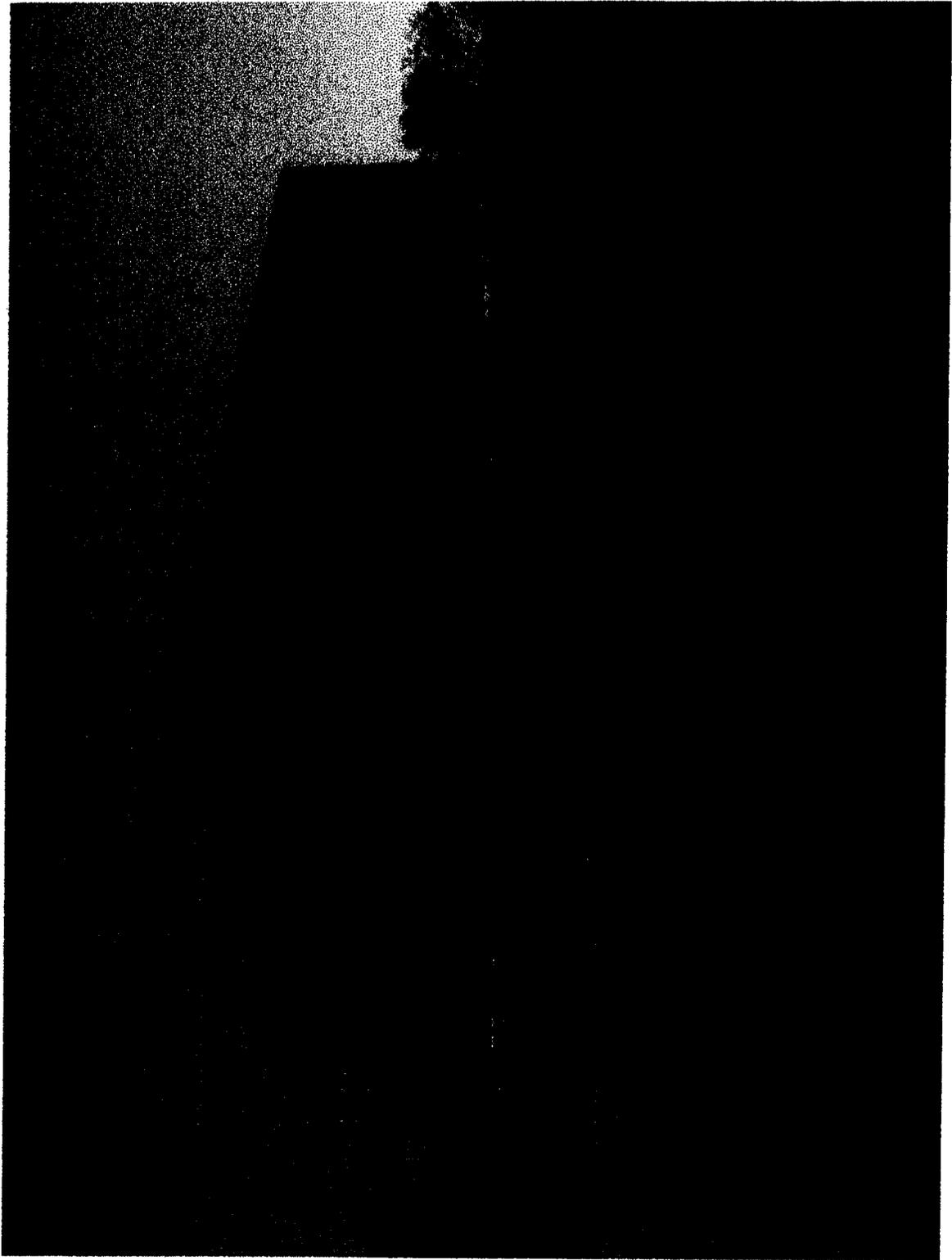
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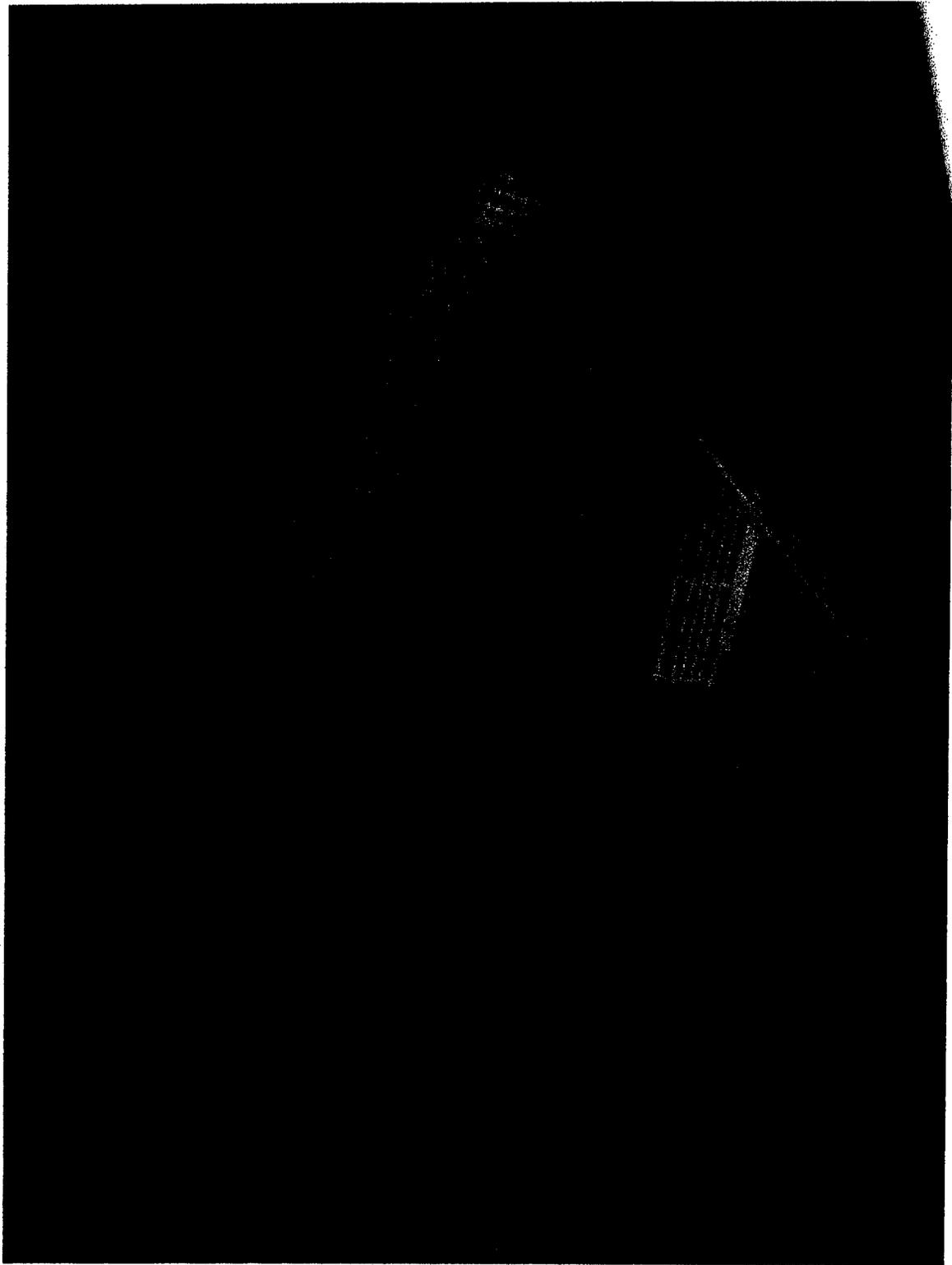
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APPENDIX 8



Olga Cadaval

From: Yvonne Debesa [YDebesa@totalbank.com]
Sent: Monday, May 16, 2005 3:55 PM
To: ocadaval@palmettobay-fl.gov; cscurr@palmettobay-fl.gov
Subject: TotalBank Follow-Up

Charles:

We are happy at our Franjo location and do not feel it is appropriate to submit any figures at this time.

Thanks,

Yvonne Debesa, EVP - Operations
TotalBank
2720 Coral Way
Miami, FL 33145

Tel: (305) 476-6370 / Fax: (305) 448-6201
<mailto:ydebesa@totalbank.com>

Fabiola Gonzalez, Administrative Assistant
Tel: (305) 476-6265 / <mailto:fgonzalez@totalbank.com>

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** TotalBank has scanned this email for viruses, vandals and malicious content. **

5/24/2005

APPENDIX 9





ETHICS COMMISSIONERS

Kerry E. Rosenthal, CHAIRPERSON
Gail A. Dotson, VICE CHAIRPERSON
Seymour Gelber
Dawn E. Addy
Brenda Rivera

ROBERT A. MEYERS
EXECUTIVE DIRECTOR

MICHAEL P. MURAWSKI
ADVOCATE

ARDYTH WALKER
STAFF GENERAL COUNSEL

November 16, 2005

Luis Figueredo, Village Attorney
Village of Palmetto Bay
18001 Old Cutler Road, Suite 556
Miami, FL 33157

Via First Class Mail and e-mail at eboutsis@ngf-law.com

RE: REQUEST FOR ADVISORY OPINION
Voting Conflicts of Interest
RQO 05-119

Dear Mr. Figueredo:

On November 15, 2005, the Commission on Ethics & Public Trust considered your request and rendered its opinion at a public meeting, based on facts stated in your letter of September 30, 2005.

You requested an opinion regarding any ethical constraints that might prohibit the Village of Palmetto Bay from entering into a real estate contract with a corporation that is likely to be asking the Village to change its future land-use map and/or applying for zoning variances.

THE APPLICABLE SECTION of the Conflict of Interest and Code of Ethics Ordinance is Section 2-11.1 (e)(3), *Gift exemptions*, which prohibits anyone to influence government officials with gifts and for government officials to solicit gifts because of—

- (a) an official public action taken or to be taken, or which could be taken;
- (b) a legal duty performed or to be performed, or which could be performed; or
- (c) a legal duty violated or to be violated, or which could be violated by [elected officials].

THE FACTS as presented by you state that the newly incorporated Village of Palmetto Bay is interested in purchasing a Village Hall and Village Chambers. A property identified as Building "C," located on a portion of the former Burger King World Headquarters, is particularly well suited to the needs of the Village and is also the most affordable.

The former Burger King World Headquarters, now known as the Palmetto Bay Village Center (PBVC), is owned by a corporation represented by Scott Silver. Mr. Silver sought to sell Building "C" to the Village previously, under certain conditions, and has lobbied the Village Council on several occasions to modify the mixed-use designation of the former Burger King property. The Village's newly approved comprehensive plan includes one, but not all, of the modifications Mr. Silver had been seeking.

Mr. Silver is now offering Building "C" to the Village at a cost of \$3 to \$9 million less than other comparable properties. The current offer does not include any conditions. However, Mr. Silver is very likely to be coming before the Village Council in the near future on several matters, including the same future land-use requests he has raised in the past.

You state that each Village Council member has indicated that s/he could vote fairly and without bias on applications presented by Mr. Silver, irrespective of any real estate transactions the Village might enter into with him. Additionally, other safeguards are in place to ensure fairness. First, deed restrictions require that 75% of the neighbors approve future land-use changes to the PBVC. And subsequent requests for zoning changes would trigger a number of procedural steps, including public hearings.

OUR ANALYSIS under the Section 2-11.1 (e)(3) finds that gifts to the Village for a public purpose are not prohibited, as long as no *quid pro quo* activity takes place or is anticipated in the transaction.

IN CONCLUSION, as long as no *quid pro quo* activity has occurred or is planned and all future exchanges take place at arm's length, no voting conflict of interest exists under the circumstances described by you regarding the purchase of Building "C" by the Village of Palmetto Bay.

This opinion construes the Miami-Dade Conflict of Interest and Code of Ethics Ordinance only and is not applicable to any conflict under state law. Inquiries regarding possible conflicts under state law should be directed to the State of Florida Commission on Ethics.

If you wish to discuss this opinion in greater detail, please call me at (305) 579-2594 or Victoria Frigo at (305) 350-0601.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert Meyers", with a long horizontal line extending to the right.

ROBERT MEYERS
Executive Director

Copy: Eve Boutsis, Esq.

APPENDIX 10



VILLAGE OF PALMETTO BAY, FLORIDA
MINUTES OF THE WEDNESDAY, JUNE 1, 2005
MEETING OF THE VILLAGE HALL/POLICE COMPLEX
ADVISORY COMMITTEE

VILLAGE HALL
8950 SW 152ND STREET
PALMETTO BAY, FLORIDA

I. CALL TO ORDER, ROLL CALL/ATTENDANCE

Council Member Breder called the meeting to order at 6:00 p.m. The following members of the Village Hall/Police Complex Advisory Committee were present:

Committee Member, Paula Palm
Committee Member, Brian Pariser
Committee Member, Thomas Ringel
Committee Member, Bob Roberts
Committee Member, Janet Ray Weininger
Committee Member, Susana Cetta
Council Member John Breder

The following staff members were present:
Village Manager Charles D. Scurr
Assistant to the Village Manager Olga Cadaval

II. REVIEW OF COMPARATIVE SITE ANALYSIS (Attached)

Mr. Scurr provided a brief overview of the comparative site analysis completed by Staff which was distributed to each committee member. He proceeded to inform the committee that pursuant to their direction during the last meeting, Staff met with the owners of the three properties recommended by the committee members.

Mr. Scurr explained that the Neighbors Grocery Store had been sold to a new owner and that Total Bank was not interested in selling or otherwise moving from their location, and presented a copy of the email from Total Bank officials to that effect.

Mr. Scurr informed the committee of the negotiation outcome with the owner of the Palmetto Bay Village Center, the third site recommended by the committee. Mr. Silver offered Building C to the Village for \$2.5 million and the vacant land area abutting Old Cutler Road, along with the lake and other vacant areas of the property to be used as park property for \$2.5 million.

Mr. Breder clarified that the Village would seek grant funding for the vacant land and there would be no obligation to purchase the land if no grants came to fruition.

Mr. Ringel added the offer for the land was \$2 million rather than \$2.5 million.

A discussion ensued.

Ms. Palm expressed her opposition to the acquisition of the site and excused herself from the meeting.

Mr. Roberts made a motion to require a written offer from Mr. Silver to the Village. Mr. Ringel seconded. Motion carried unanimously.

III. DISCUSSION OF FINAL COMMITTEE RECOMMENDATIONS

Mr. Ringel moved that once a written commitment is received from Mr. Silver, the committee should recommend to the Village Council that the Village acquire Building C of the Palmetto Bay Village Center with the option to purchase the additional potential parkland within a period of three years. Mr. Pariser seconded. Motion passed 5-0.

IV. OTHER BUSINESS - No other business was discussed.

V. ADJOURNMENT

Meeting was officially adjourned at 7:40 pm.

Prepared and submitted by:

Olga Cadaval
Assistant to the Village Manager

Officially adopted
on this _____ day of _____, 2005

Council Liaison, John Breder

VILLAGE OF PALMETTO BAY, FLORIDA
MINUTES OF THE WEDNESDAY, JANUARY 4, 2006
MEETING OF THE VILLAGE HALL/POLICE COMPLEX
ADVISORY COMMITTEE

VILLAGE HALL
8950 SW 152ND STREET
PALMETTO BAY, FLORIDA

I. CALL TO ORDER, ROLL CALL/ATTENDANCE

Council Member Breder called the meeting to order at 6:00 p.m. The following members of the Village Hall/Police Complex Advisory Committee were present:

Committee Member, Paula Palm
Committee Member, Brian Pariser
Committee Member, Thomas Ringel
Council Member John Breder

The following staff members were present:
Village Manager Charles D. Scurr
Assistant to the Village Manager Olga Cadaval

II. UPDATE ON PALMETTO BAY VILLAGE CENTER (Attached)

Mr. Scurr provided a brief overview of the events that have transpired since the last committee meeting explaining that the written offer provided by Mr. Silver was not acceptable to the Village as it included other items not related to the acquisition of Building C.

A discussion ensued.

Mr. Scurr asked the committee members to review the letter presented by Mr. Silver dated December 22, 2005.

Mr. Pariser raised a concern about language in the letter pertaining to association dues to be paid by the Village and cautioned the committee that the Village should not be required to be part of a master association or any other association.

Mr. Breder indicated that will be further clarified if the process gets to a negotiation phase to be CAM (common areas expenses) and not association fees.

Ms. Palm expressed her opposition to having Village Hall on the bay.

III. UPDATE ON PERRINE PARK SITE (Attachments)

Mr. Scurr directed committee members to review the information presented on the John Duran property located at 9501 SW 175th Terrace, which is currently available for acquisition.

Mr. Scurr indicated the property was initially listed at \$725,000 and the owner has lowered the asking price to \$595,000. The property has been appraised by Village Counsel for the amount of \$395,000.

Mr. Ringel expressed his concern about the size of the project site and whether it would accommodate a Village Hall.

Mr. Breder explained the project would require upward construction as the site is less than half an acre.

A discussion ensued.

Mr. Ringel and Mr. Pariser agreed that Building C of the Palmetto Bay Village Center is a better choice.

Mr. Pariser moved to pursue further negotiations with Scott Silver regarding the sale of Building C to the Village. Seconded by Mr. Ringel. Final vote was 2-1 with Ms. Palm opposing the motion.

IV. NEXT STEP AND RECOMMENDATIONS -

Mr. Pariser moved to recommend to the Council that the Village further explore the Building C option, adding the village should clarify the association requirements mentioned in Scott Silver's letter. Seconded by Mr. Ringel. Final vote was 2-1 with Ms. Palm opposing the motion.

V. ADJOURNMENT

Meeting was officially adjourned at 7:30 pm.

Prepared and submitted by:

*Olga Cadaval
Chief of Staff*

*Officially adopted
on this _____ day of _____, 2006*

Council Liaison, John Breder

PALMETTO BAY VILLAGE CENTER, LLC

18001 Old Cutler Road

Suite 600

Miami, Florida 33157

Tel: 305/377-8802

Fax: 305/377-8804

December 22, 2005

Charles Scurr, City Manager
Village of Palmetto Bay
8950 SW 152nd Street
Miami, Florida 33157

Re: Palmetto Bay Village Center

Dear Charles:

This letter will serve to outline the terms under which we would propose to enter into a contract to sell Building "C," as well as certain land areas around the Palmetto Bay Village Center property.

As to Building "C," and the area primarily designated as Area No. 1 on the draft survey that I provided to you, we would sell the Village that property for the amount of \$2.5 million. To the extent that capital improvements were required prior to closing, we would perform those improvements at cost, plus 10% for construction supervision and overhead. To the extent that the improvements are extensive enough that they go beyond a 6-month time frame, we will accrue interest at the rate of 8% for any delay in closing after 6 months, with a closing mandated in no longer than 12 months. The contract for the purchase of this building will also include obligations to contribute, through a master association (in proportion to the size of the building), to the common area roads, drives and landscaping.

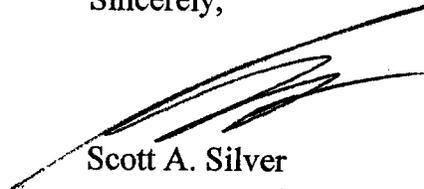
We would also propose to enter into a separate option agreement with the Village to sell the areas designated on our draft survey as Area No. 6 (subject to a carve-out of 2 acres at the southwest corner, Area No. 7 (subject to a carve-out of 3.5 acres at the area adjoining the main road, across from Areas No. 2 and 3), Area No. 9 and Area No. 15, for an option price of \$3 million. The option will be exercisable to close on that property within two (2) years with no increases.

Charles Scurr, City Manager
December 22, 2005
Page Two

The contract for that option would provide for pedestrian easement rights through jogging paths, sidewalks, and across clear and accessible areas for the benefit of the remaining areas within the Palmetto Bay Village Center property.

If the Village of Palmetto Bay is interested in pursuing these options, we can proceed to contract as soon as possible. I am prepared to sit with you or other Village representatives during the coming month to try and hammer out the contract terms if there is an interest in moving to the next step.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Silver", written over a horizontal line.

Scott A. Silver

SAS: pg

APPENDIX 11



COMPARISON OF VILLAGE HALL OPTIONS

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Current Location 8584 sq. ft.						
Rent at 8950 SW \$17/sq ft	146,000	152,008	160,521	160,521	167,209	176,573
Rental Fees at Deering	9,600	9,600	9,600	9,600	9,600	9,600
Use of 900 Perrine	600	600	600	600	600	600
Zoning		600	600	600	600	600
	<u>156,200</u>	<u>162,808</u>	<u>171,321</u>	<u>171,321</u>	<u>178,009</u>	<u>187,373</u>
OPERATING COSTS:						
Janitorial	29,900	30,797	31,721	32,673	33,653	34,663
Utilities	25,000	25,750	26,523	27,319	28,139	28,983
	<u>211,100</u>	<u>219,355</u>	<u>229,565</u>	<u>231,313</u>	<u>239,801</u>	<u>251,019</u>

Renting 14,000 sq ft Building @ \$20/sq ft (Appx Market Rate)						
Rent		280,000	280,000	280,000	308,000	308,000
Rental Fees at Deering		9,600	9,600	9,600	9,600	9,600
Use of 900 Perrine		600	600	600	600	600
Zoning		600	600	600	600	600
		<u>290,800</u>	<u>290,800</u>	<u>290,800</u>	<u>318,800</u>	<u>318,800</u>
OPERATING COSTS:						
Janitorial		61,594	63,442	65,345	67,305	69,324
Utilities		51,500	53,045	54,636	56,275	57,963
		<u>403,894</u>	<u>407,287</u>	<u>410,781</u>	<u>442,380</u>	<u>446,087</u>

Renting 25,000 sq ft Building @ \$20/sq ft (Appx Market Rate)						
Rent		500,000	500,000	500,000	550,000	550,000
OPERATING COSTS:						
Janitorial		92,391	95,163	98,018	100,959	103,988
Utilities		77,250	79,568	81,955	84,414	86,946
		<u>669,641</u>	<u>674,731</u>	<u>679,973</u>	<u>735,373</u>	<u>740,934</u>

Renting 34,000 sq ft Building @ \$20/sq ft (Appx Market Rate)						
Rent		680,000	680,000	680,000	748,000	748,000
OPERATING COSTS:						
Janitorial		123,188	126,884	130,691	134,612	138,650
Utilities		103,000	106,090	109,273	112,551	115,928
		<u>906,188</u>	<u>912,974</u>	<u>919,964</u>	<u>995,163</u>	<u>1,002,578</u>

PURCHASE OPTIONS WITH MINIMAL IMPROVEMENTS

Purchase Option 1: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Sevice \$2.85M @ 5%, 30 Years =	185,397	185,397	185,397	185,397	185,397
OPERATING COSTS:					
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)	212,500	218,875	225,441	232,204	239,170
Janitorial	75,000	77,250	79,568	81,955	84,413
	<u>472,897</u>	<u>481,522</u>	<u>490,406</u>	<u>499,556</u>	<u>508,980</u>

Increase (Decrease) vs Current Location (8584 sq ft)	253,542	251,957	259,093	259,754	257,961
Increase (Decrease) vs Renting 14,000 sq ft	69,003	74,235	79,625	57,176	62,893
Increase (Decrease) vs Renting 25,000 sq ft	(196,744)	(193,209)	(189,568)	(235,817)	(231,954)
Increase (Decrease) vs Renting 34,000 sq ft	(433,291)	(431,452)	(429,559)	(495,607)	(493,598)

Purchase Option 2: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Sevice \$1.85M @ 5%, 30 Years =	120,345	120,345	120,345	120,345	120,345
OPERATING COSTS:					
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)	212,500	218,875	225,441	232,204	239,170
Janitorial	75,000	77,250	79,568	81,955	84,413
	<u>407,845</u>	<u>416,470</u>	<u>425,354</u>	<u>434,504</u>	<u>443,928</u>

Increase (Decrease) vs Current Location (8584 sq ft)	188,490	186,905	194,041	194,702	192,909
Increase (Decrease) vs Renting 14,000 sq ft	3,951	9,183	14,573	(7,876)	(2,159)
Increase (Decrease) vs Renting 25,000 sq ft	(261,796)	(258,261)	(254,620)	(300,869)	(297,006)
Increase (Decrease) vs Renting 34,000 sq ft	(498,343)	(496,504)	(494,611)	(560,659)	(558,650)

Purchase Option 3: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Sevice \$.85M @ 5%, 30 Years =	55,294	55,294	55,294	55,294	55,294
OPERATING COSTS:					
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)	212,500	218,875	225,441	232,204	239,170
Janitorial	75,000	77,250	79,568	81,955	84,413
	<u>342,794</u>	<u>351,419</u>	<u>360,303</u>	<u>369,453</u>	<u>378,877</u>

Increase (Decrease) vs Current Location (8584 sq ft)	123,439	121,854	128,990	129,651	127,858
Increase (Decrease) vs Renting 14,000 sq ft	(61,100)	(55,868)	(50,479)	(72,927)	(67,210)
Increase (Decrease) vs Renting 25,000 sq ft	(326,847)	(323,312)	(319,671)	(365,920)	(362,057)
Increase (Decrease) vs Renting 34,000 sq ft	(563,394)	(561,555)	(559,662)	(625,710)	(623,701)

PURCHASE OPTIONS WITH MODERATE IMPROVEMENTS

FY 2005 FY 2006 FY 2007 FY 2008 FY 2009 FY 2010

Purchase Option 1: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

Annual Debt Service \$3.16M @ 5%, 30 Years =		205,563	205,563	205,563	205,563	205,563
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		<u>493,063</u>	<u>501,688</u>	<u>510,572</u>	<u>519,722</u>	<u>529,146</u>

Increase (Decrease) vs Current Location (8584 sq ft)	273,708	272,123	279,259	279,920	278,127
Increase (Decrease) vs Renting 14,000 sq ft	89,169	94,401	99,791	77,342	83,059
Increase (Decrease) vs Renting 25,000 sq ft	(176,578)	(173,043)	(169,402)	(215,651)	(211,788)
Increase (Decrease) vs Renting 34,000 sq ft	(413,125)	(411,286)	(409,393)	(475,441)	(473,432)

Purchase Option 2: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

Annual Debt Service \$2.16M @ 5%, 30 Years =		140,511	140,511	140,511	140,511	140,511
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		<u>428,011</u>	<u>436,636</u>	<u>445,520</u>	<u>454,670</u>	<u>464,094</u>

Increase (Decrease) vs Current Location (8584 sq ft)	208,656	207,071	214,207	214,868	213,075
Increase (Decrease) vs Renting 14,000 sq ft	24,117	29,349	34,739	12,290	18,007
Increase (Decrease) vs Renting 25,000 sq ft	(241,630)	(238,095)	(234,454)	(280,703)	(276,840)
Increase (Decrease) vs Renting 34,000 sq ft	(478,177)	(476,338)	(474,445)	(540,493)	(538,484)

Purchase Option 3: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

Annual Debt Service \$1.16M @ 5%, 30 Years =		75,460	75,460	75,460	75,460	75,460
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		<u>362,960</u>	<u>371,585</u>	<u>380,469</u>	<u>389,619</u>	<u>399,043</u>

Increase (Decrease) vs Current Location (8584 sq ft)	143,605	142,020	149,156	149,817	148,024
Increase (Decrease) vs Renting 14,000 sq ft	(40,934)	(35,702)	(30,313)	(52,761)	(47,044)
Increase (Decrease) vs Renting 25,000 sq ft	(306,681)	(303,146)	(299,505)	(345,754)	(341,891)
Increase (Decrease) vs Renting 34,000 sq ft	(543,228)	(541,389)	(539,496)	(605,544)	(603,535)

PURCHASE OPTIONS WITH MAXIMUM IMPROVEMENTS

Purchase Option 1: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Service \$4.17M @ 5%, 30 Years =		271,264	271,264	271,264	271,264	271,264
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		558,764	567,389	576,273	585,423	594,847

Increase (Decrease) vs Current Location (8584 sq ft)	339,409	337,824	344,960	345,621	343,828
Increase (Decrease) vs Renting 14,000 sq ft	154,870	160,102	165,492	143,043	148,760
Increase (Decrease) vs Renting 25,000 sq ft	(110,877)	(107,342)	(103,701)	(149,950)	(146,087)
Increase (Decrease) vs Renting 34,000 sq ft	(347,424)	(345,585)	(343,692)	(409,740)	(407,731)

Purchase Option 2: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Service \$3.17M @ 5%, 30 Years =		206,213	206,213	206,213	206,213	206,213
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		493,713	502,338	511,222	520,372	529,796

Increase (Decrease) vs Current Location (8584 sq ft)	274,358	272,773	279,909	280,570	278,777
Increase (Decrease) vs Renting 14,000 sq ft	89,819	95,051	100,441	77,992	83,709
Increase (Decrease) vs Renting 25,000 sq ft	(175,928)	(172,393)	(168,752)	(215,001)	(211,138)
Increase (Decrease) vs Renting 34,000 sq ft	(412,475)	(410,636)	(408,743)	(474,791)	(472,782)

Purchase Option 3: Palmetto Bay Village Center Bldg: C 34,000 Sq Ft

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Annual Debt Service \$2.17M @ 5%, 30 Years =		141,162	141,162	141,162	141,162	141,162
OPERATING COSTS:						
Maintenance: \$6.25/sq ft. (tax, insurn, util, grnd mnt)		212,500	218,875	225,441	232,204	239,170
Janitorial		75,000	77,250	79,568	81,955	84,413
		428,662	437,287	446,171	455,321	464,745

Increase (Decrease) vs Current Location (8584 sq ft)	209,307	207,722	214,858	215,519	213,726
Increase (Decrease) vs Renting 14,000 sq ft	24,768	30,000	35,390	12,941	18,658
Increase (Decrease) vs Renting 25,000 sq ft	(240,979)	(237,444)	(233,803)	(280,052)	(276,189)
Increase (Decrease) vs Renting 34,000 sq ft	(477,526)	(475,687)	(473,794)	(539,842)	(537,833)

Current Budget Resources Available 2,500,000

Additional Village Hall Related Items in Current Budget:

Gen. Govt. Repairs & Maint.	10,000
Leasehold Improvements	5,000
Facilities Repair & Maintenance (PW)	8,000

23,000