



**VILLAGE OF PALMETTO BAY
PARKS & RECREATION AND COMMUNITY OUTREACH COMMITTEE**

VIRTUAL MEETING AGENDA

Wednesday, June 17, 2020 at 7:00 p.m.

1. Roll Call and acknowledgment of visitors
2. Public comments, including comments from Village Council, Village Manager, or staff
 - a. Presentation by Director Maria Pineda regarding - Palmetto Bay Street Improvement Options
3. Approval of Minutes:
 - a. Wednesday, February 19, 2020
4. Old business
5. Discussion of agenda items:
 - a. Update on all parks – Open status and restrictions
 - b. Palmetto Bay Park – Road improvements
 - c. Coral Reef Park – Privacy fence
 - d. Restrictions, their impacts, and possible programming
6. New business
7. Requests for assistance to Village Council and Village Manager
8. Selection and list of discussion items for next meeting
9. Adjournment

Palmetto Bay Street Improvement Options

Park Drive Extension

SW 174th Street Improvement

Palmetto Bay Skate Pavilion Improvement

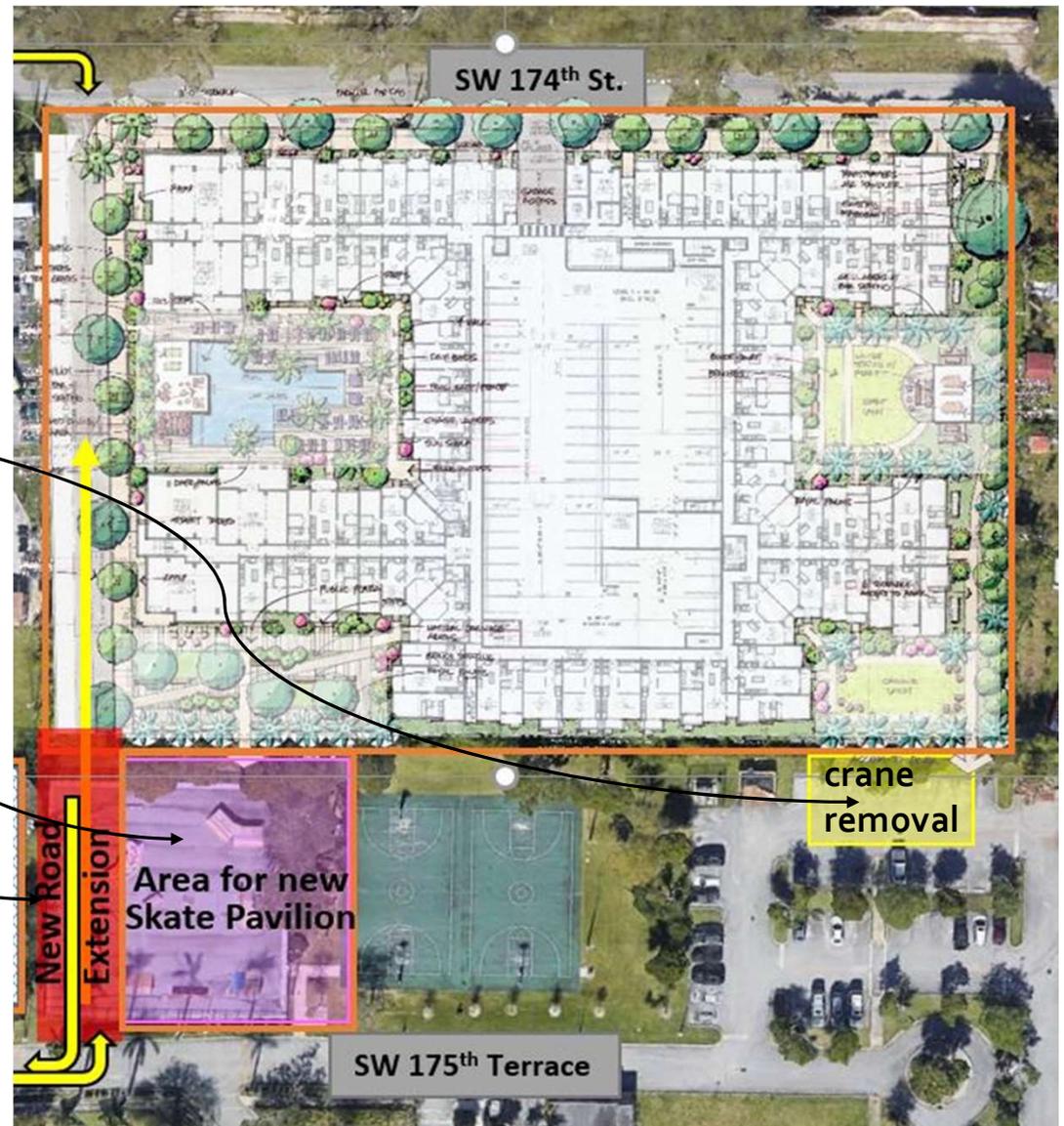
Analysis for potential
Agreement with Atlantic
Residential and Village of
Palmetto Bay
Scope Negotiation Stage
6/10/20

Developer Request

Use of 625 sf area for crane removal at parking lot for a period of 10 days

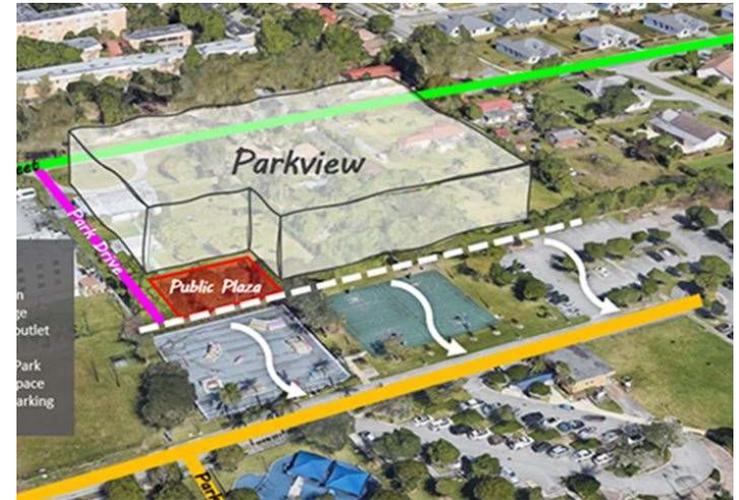
Use of Skate Pavilion for 22 months

Use of park view extension road to transport materials via construction trucks for the construction duration



Existing Street Network

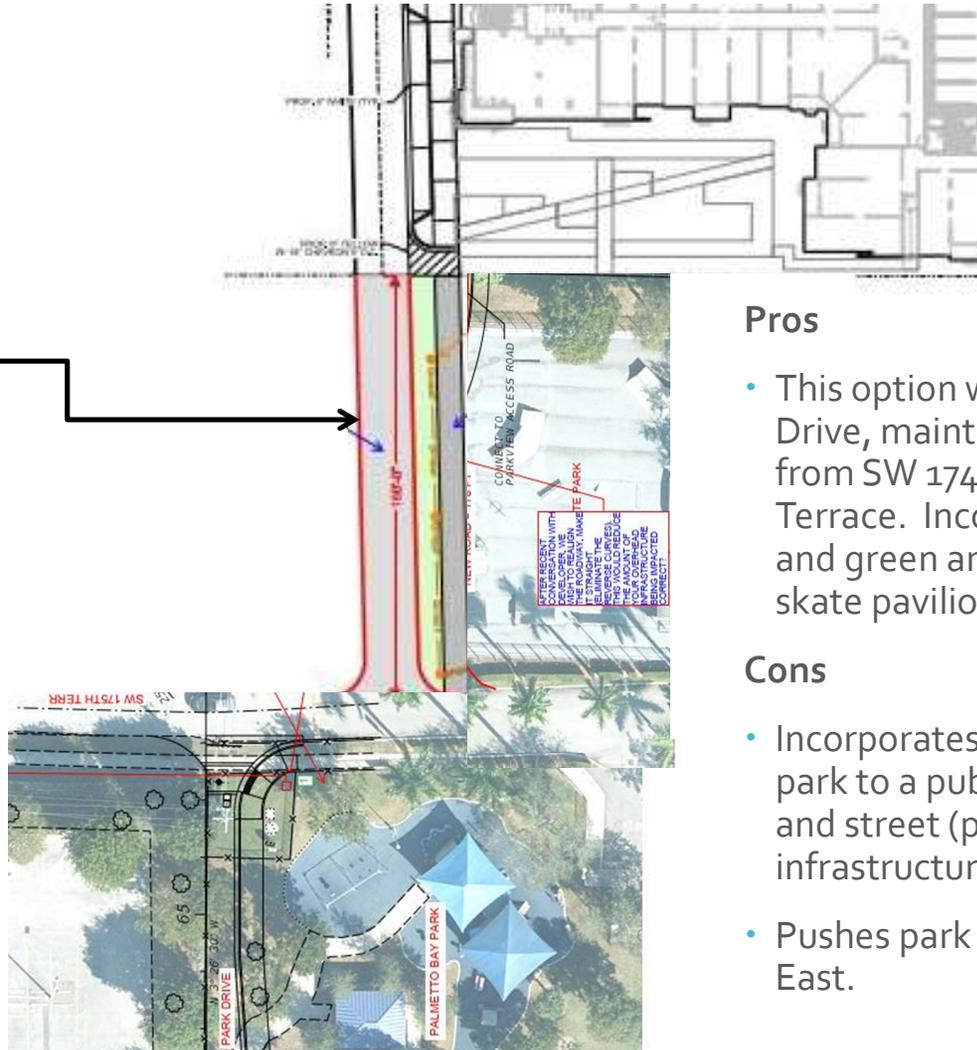
- Franjo Road
- SW 180th Street
- SW 179th Street
- SW 178th Street
- Park Drive from SW 180th to SW 175th Terrace
- Park View Development will build as part of the development approval Park Drive from SW 174th Street to the south end of their property



Option 1

Park Drive Extension - Park Drive Aligns from SW 175th Terrace to SW 174th Street.

Area for New Skate Pavilion - reduced by 4,000 sf., up-to-date, improved Skate Pavilion.



Pros

- This option will extend Park Drive, maintaining alignment from SW 174th St. to SW 175th Terrace. Incorporates sidewalk and green area to buffer from skate pavilion.

Cons

- Incorporates 4,000 sf from park to a public right-of-way and street (public infrastructure)
- Pushes park entrance to the East.

Option 2

Park Drive Extension - Park Drive Aligns from SW 175th Terrace to SW 174th Street.

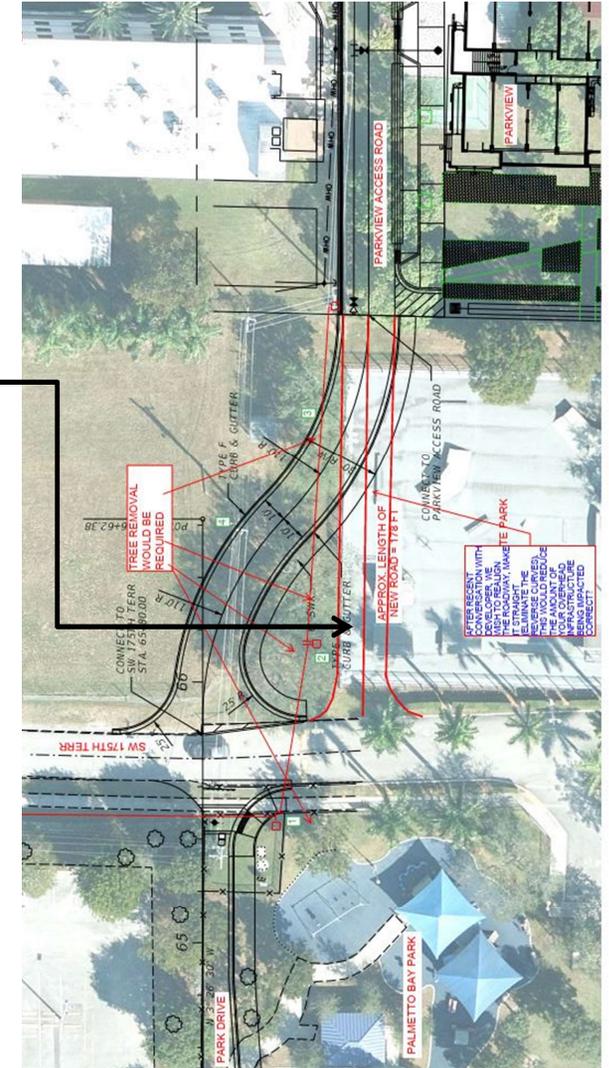
Area for New Skate Pavilion - reduced at the northern corner, up-to-date, improved Skate Pavilion.

Pros

- Less redirection of square footage is necessary due to the curve.
- Aligns with Park Drive street on SW 175th Terrace.

Cons

- Not ideal road section due to the curvature (sight line).



Option 3

No Park Drive Extension

No improvement along SW 174th

No Skate Park Improvement

Funding allocation for improvement needed

Allows for a dead-end street



Pros

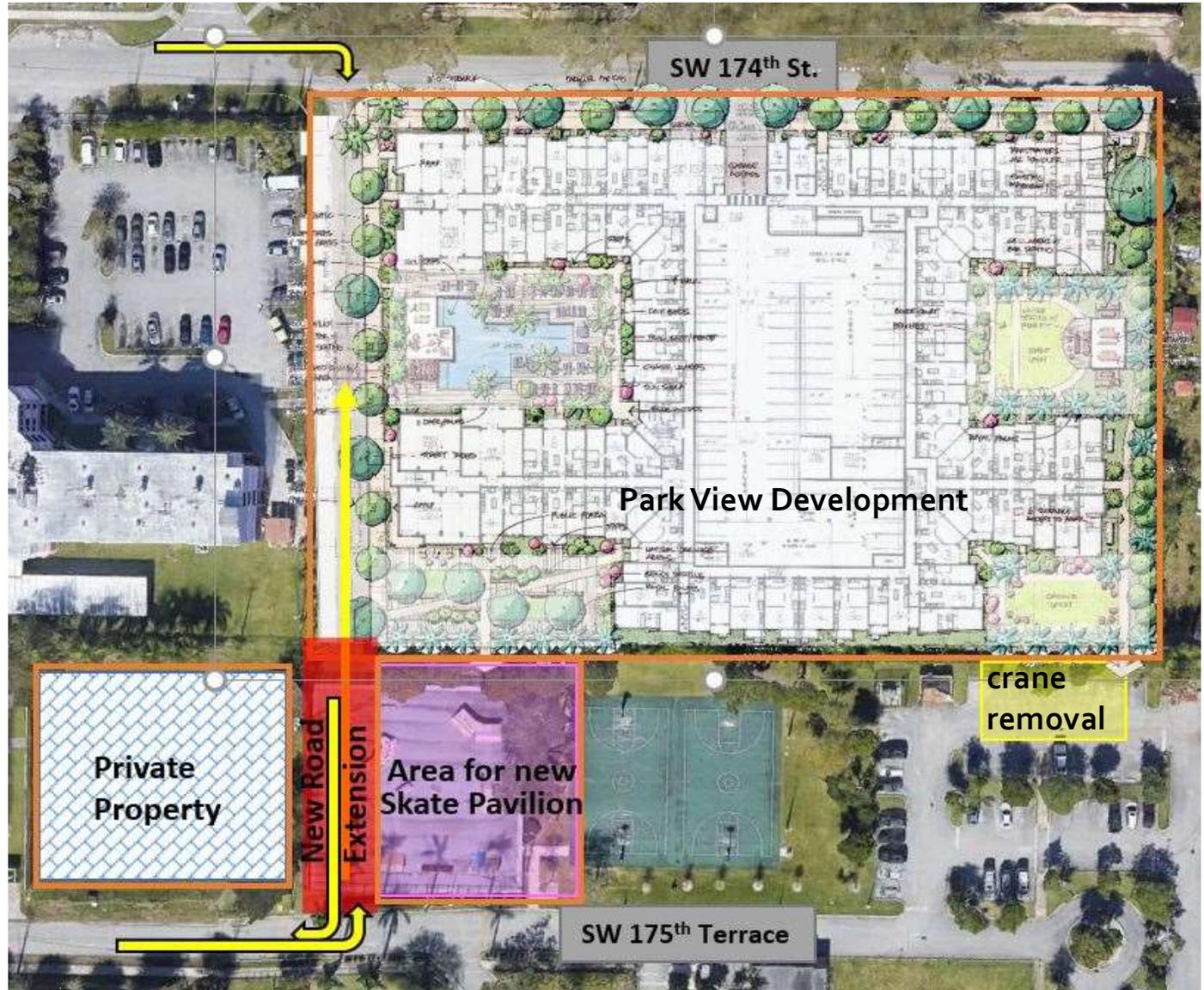
- No redirection of park land to public infrastructure.

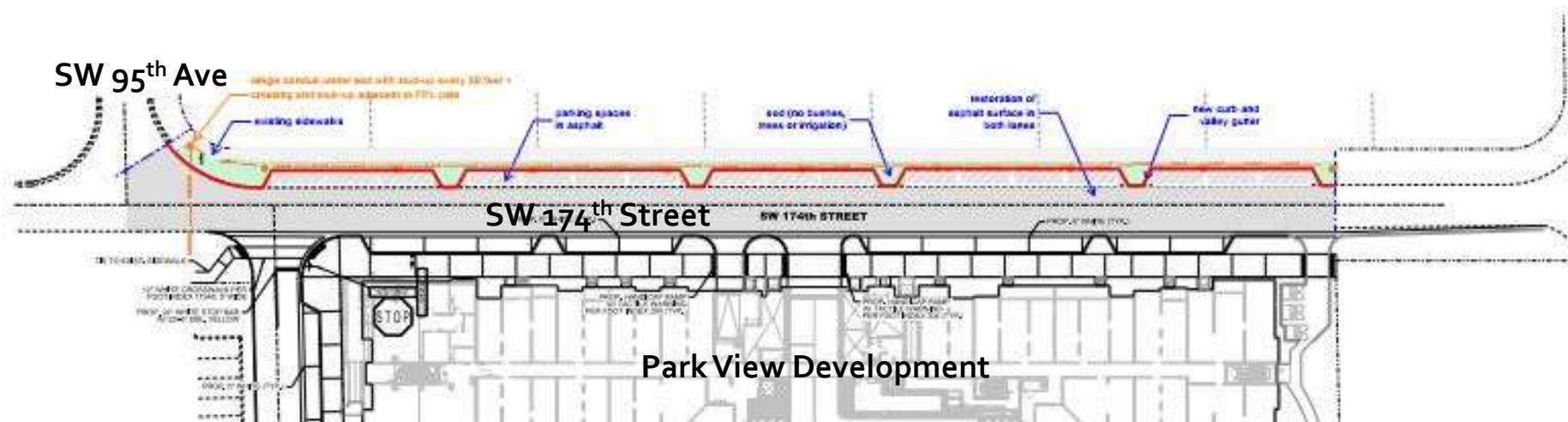
Cons

- No street network completion.
- There is no funding in place for the projects.
- Higher project cost- By doing the improvements with the park view construction, some construction costs such as mobilization are included in the contractor's cost. If project is done by the Village, such fees will make the project cost higher by approximately 10 to 15 percent.

Park Drive Extension -Park Drive Aligns from SW 175th Terrace to SW 174th Street.

Area for New Skate Pavilion- reduced, up to date, improved Skate Pavilion.





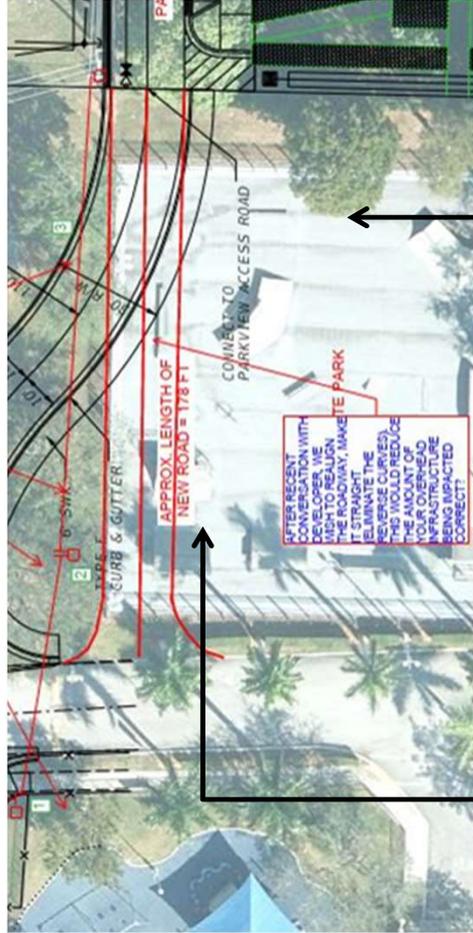
Improvements to SW 174th Street as per Village's Parking Study Analysis.

The developer will be responsible for the addition of seventeen (17) new parking spaces, complete street built out including underground utilities .

Exceptions are landscape, hardscape and street lighting.

All conduit work prep will be included such as light pole conduits and manholes for future installation of light poles and trees by Village.

Update and Improve Skate Pavilion- Coordinated with Village's master plan including the upgrade to the 2007 original skate park design. The developer will be responsible for updating the skate park in exchange for the use of the current area as a temporary construction staging area.



Skate pavilion existing area- 14,000 sf.



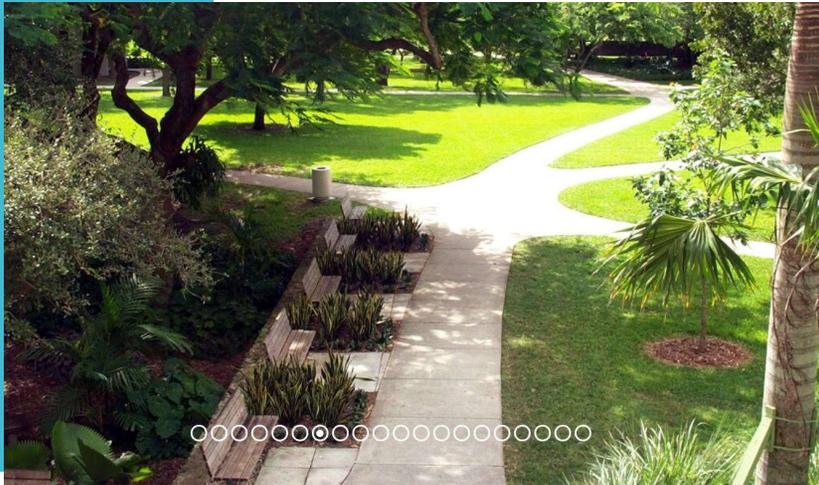
Skate pavilion new area- 10,000 sf.
4,000 sf for ROW street improvement



The Village's masterplan introduced the idea of incorporating a sensory garden in Palmetto Bay park.

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Option of building a sensory garden in the area where the Skate Pavilion is located.



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University of Miami Geomatic Design

Fees Due to Village
 Mobility Impact Fees approx.
 \$380,000
 AIPP fee
 \$400,000

Total Fees Due \$ 780,000

Total Project Cost approx.
 SW 174 Street and Park Drive
 \$394,000

Skate Park Project Cost approx.
 \$150,000

Total Project Cost \$ 544,000

Total AIPP available for Park View
 Development \$236,000

STREET IMPROVEMENTS BUDGET, SW 174TH ST & EXTENSION PARK DRIVE	
Hard Costs	Amount
Park Drive, road extension to SW 175th	\$ 74,000.00
Park Drive, water main extension	\$ 35,000.00
Park Drive, drainage extension	\$ 38,500.00
SW 174th St, parallel parking	\$ 69,000.00
SW 174th St, street lights provisions	\$ 15,500.00
SW 174th St, drainage extension	\$ 27,500.00
General Conditions (4%)	\$ 10,380.00
Insurance (1%)	\$ 2,595.00
General Contractor fee (4%)	\$ 10,483.80
Total Hard Cost	\$ 282,958.80
Soft Costs	Amount
Roadway Design & Plan Preparation	\$ 10,000.00
Drainage Calculations & Plans	\$ 5,000.00
Surveys and As-builts	\$ 5,000.00
Total Soft Costs	\$ 20,000.00
Contingency (15%)	\$ 45,443.82
Fee (15%)	\$ 45,443.82
Total Project Cost	\$ 393,846.44
Mobility Fee DUE	\$ (382,147.46)
Difference	\$ 11,698.98

SKATE PAVILION RECONSTRUCTION	
Hard Costs	Amount
Skate Pavilion, reconstruction with new perimeter & new equipment	\$ 101,000.00
Skate Pavilion, relocation of (02) existing site light poles	\$ 8,000.00
Insurance (1%)	\$ 1,090.00
General Contractor fee (4%)	\$ 4,403.60
Total Hard Cost	\$ 114,493.60
Soft Costs	Amount
Design, Engineering & Specialty Drawings	\$ 10,000.00
Total Soft Costs	\$ 10,000.00
Contingency (10%)	\$ 12,449.36
Fee (10%)	\$ 12,449.36
Total Project Cost	\$ 149,392.32
AIPP Fee DUE	\$ (400,000.00)
Difference	\$ (250,607.68)

Other costs absorbed by Parkview (AR)		Amount
SW 174th St, serial utilities relocation (Comcast, COAX)	[ACTUAL COST]	\$ 20,669.36
SW 174th St, serial utilities relocation (AT&T, fiber & copper)	[ACTUAL COST]	\$ 68,946.11
SW 174th St, serial utilities relocation (FPL, power lines)	[ESTIMATE]	\$ 35,000.00
SW 174th St, crossings (trenching & boring) for conduits placement		TBD
SW 174th St, MOT for ROW work		TBD

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Fair Market Leasable value is
 \$3- \$3.50 per sf per year.

Skate Pavilion is approx.
 14,000 sf. X \$3.50= 49,000 year
 22 months= \$89,833

Crane Removal Area approx.
 625 sf. X \$3.5= 2,187 year
 2 weeks = \$84.11

Total lease amount = \$89,917
 This amount is part of the
 other cost breakdown

**Tentative Timeline
Construction Duration**

22 months

Tentative Commencement Date

September 2020

Tentative Commencement Date for
Park Drive Extension

October/ November 2020

Tentative SW 174th Street improvement
Commencement Date

January / February 2021

Tentative Park Pavilion Improvement
Commencement Date

May 2022/ Duration 2 months

Public Access to Skate Park
July 2022

Pros

- Construction allows for completion of street network with extension of Park Drive
- New (17) spaces along SW 174th Street
- Updated New Skate Pavilion
- All underground utility services are provided
- All conduit and possible irrigation included for future installation (by Village)
- Synergy between the developments open space and park area
- Coordination of a cohesive AIPP effort between skate park and open plaza
- Construction is by developer , saving Village time and money (design, construction mobilization etc.)
- Timeline of construction is included in Development construction
- Construction traffic flow will be routed within street extension to lessen the impact within neighborhoods

Cons

- Closing skate park for residents for 22 months
- Closing 625 sf of parking area for a period of 10 days during crane removal
- Construction traffic entering from SW 175th Terrace(only during allowed construction hours)
- Smaller skate park footprint to allow for street incorporation (from 14,000 sf to 10,000 sf)
- Village will have to allocate funding for the street improvements and park improvements (Park View mobility impact fee is approx. \$380,000/ total approx. project cost \$ 544,000)