



Village of Palmetto Bay

Telephone Town Hall Meeting of Sunday, June 5, 2016

Voice Mail Questions & Village Responses (this is not a transcript of the voice mails)

Caller: David McDonalds

1. Caller commented on increased traffic and traffic congestion on Old Cutler Road and impact of development.

Village Response: We all agree and acknowledge that any new development on Old Cutler Road and for that matter anywhere in the county, will in all certainty have an impact on traffic. The traffic congestion on Old Cutler Road in particular is already alarming. This is a historic county-owned and maintained roadway. There cannot be an expansion unless authorized by the state and the traffic studies conducted by the county currently show that the road is under capacity. Because the subject property is within the county-designated urban development zone, the owner is not required by county law to provide traffic information when seeking approval for their development. In other words, there would be no traffic considerations when approving the project. The ordinance that has been passed by the village requires that the owner conduct a traffic study based on the development rights that they have today (for 100 regular units, 300 age-restricted units, a hotel, and 85-200 units on the 22 acres) and show that the traffic impact for what the owner already has the right to build compared to the traffic impact of what the last ordinance approved (485 residential OR hotel units) would be the same or less.

Caller name not provided

1. Who maintains the roads in Palmetto Bay? Like Old Road and SW 184 St

Village Response: Certain roads are maintained by the county as ownership was never transferred to the Village. Old Cutler Road is a county-owned and county-maintained roadway. To an extent, Old Cutler Road is also managed by the state because of its historic designation. Eureka Drive or 184th Street is also a county-owned and county-maintained road.

Caller: Carol Vega

1. Why is Michael Kesti involved with Scott Silver? Can you explain that?

Village Response: This is not a question relative to Village operations. The question would need to be addressed to Mr. Silver and Mr. Kesti.

2. If there's a lobbyist involved, are we paying for all of this?

The Village has not hired a lobbyist for representation in this matter.

3. Why did we jump into this when we had a deadline many years ago?

Village Response: This is not something that we have just jumped into. In 2009, the council passed a resolution to purchase the land utilizing county funds to assist with the purchase, but the village and the developer could not agree on a purchase price. Additionally, in 2014, the developer brought forward a plan to build 41 single-family homes on the 22-acres and only withdrew the application at the request of the Council to be considered at a later date. In 2015, the covenant requiring residential approvals for any zoning change within 2,000 feet of the site expired. In 2019, the covenant requiring the visual screen for Old Cutler will expire. When this happens, the developer will have more freedom and rights to develop the property regardless of what the neighboring residents may want.

4. Understands that calls were screened and not everyone got to go through.

Village Response: Calls for the town hall were screened to the extent that the caller was asked what the question was in advance only for the purpose of keeping out inappropriate questions or questions that were not related to the topic. As mentioned by the Village Manager during the June 6th Council meeting, only one question was not asked because it pertained to Mr. Silver's hiring of a lobbyist which, as stated above, it is not relative to Village business and should be posed to Mr. Silver instead. Anyone who was not able to ask a question during the Town Hall was invited to ask the question via voice mail as you did.

5. Would rather have a town hall meeting where people can be seen face to face that something that is limited to who is chosen and who is not.

Village Response: It is not our intent to replace onsite town hall meetings with telephonic ones. However, given the degree of interest from the community, this method allowed us to reach a much greater number of residents who may not otherwise have the ability to come to Village Hall or any other physical setting. In fact, one caller was actually cooking while they were speaking with us. The telephonic town hall engaged residents who would otherwise not have been part the discussion. For the first time in our history, participation in the Telephonic Town Hall exceeded 400, which has never happened for an onsite town hall.

Caller: Hernan Bacaio

1. What can we do to restrict the developer? We should have a committee or someone looking into the law and possible loopholes rather than wait until they present something. We should have a plan for the different possibilities that the developer can present.

Village Response: We have already significantly restricted the developer by requiring a traffic study that shows that traffic impact under the most recent approval will be the same or less than the traffic impact for what he already had the right to build. Additionally, the overall number of units was also reduced by counting any potential hotel unit as a residential unit capped at 485. Additionally, when the owner comes forward with his development plan, they are required to comply with the village's zoning code and open land requirements. It is nearly impossible to predict what the owner may or may not design as there are many possibilities.

Caller: Tucker Cruzan

1. Has any consideration ever been given to utilize the Busway to relieve traffic and tie it into the Palmetto Expressway (in the morning and in the evening)?

Village Response: This is a Miami-Dade County transit corridor and they have studied extending a toll road on the Busway and rejected that option as a viable alternative. For the past four months, the village has been working with the Town of Cutler Bay, the Village of Pinecrest, the City of Homestead, the City of Florida City, Miami-Dade County, and Florida House Representative Kionne McGhee to encourage the county to extend light rail from the South Dadeland Station south to Homestead on the Busway. The Village and four other cities negotiated a plan that allows for immediate improvements to the Busway through a federal grant that Miami-Dade County applied to and converts the system to light rail when ridership numbers are high enough to qualify for federal funding. In Palmetto Bay alone, more than 500 signatures were collected to petition for the light rail system and a town hall was held to gather resident input. Our efforts culminated in a resolution adopted in April by the Metropolitan Planning Organization to fund the planning, design and engineering for a light rail system.

Caller: Kelly

1. (Follow-up question to one asked during the Town Hall) Why can't Palmetto Bay afford that property? I don't know how many owners are in Palmetto Bay, we can be charged a small fee, maybe \$500. Didn't give dollar amount. We can get donations.

Village Response: Purchasing the land is an alternative to the agreement that was recently reached with the owner. However, the cost of the site far exceeds our current operating budget. The value of the 22 acres alone is estimated at \$8 million. There are 7,950 households in Palmetto Bay and therefore the per-household cost would be about \$1,006. However, that only removes 85 units from the site. The remaining 400 units and hotel would stay. Therefore, the traffic impact would be the same. To purchase the entire Palmetto Bay Village Center site, we are looking at a price tag of about \$53 million or \$6,667 per household in addition to what each property owner already pays in taxes. That figure is 9 times what homeowners already pay. Palmetto Bay residents pay about \$750 annually in taxes to Palmetto Bay. This does not factor in any maintenance costs.