

# DEVELOPMENT OF MUNICIPAL COMPLEX

WITH MIXED USE COMPONENTS  
SAKURA SITE, 1335 KENNEDY CAUSEWAY



# AGENDA

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- Background
- Project milestones
- Space needs
- Financial options
- Recommendations





# BACKGROUND

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North Bay Village (NBV) & Miami-Dade County (MDC) wish to jointly develop a Mixed-Use (Fire Rescue Station 27/Municipal/Private) Project (“the Project”) at 1335 Kennedy Causeway (aka the former Sakura restaurant site, or “Sakura”) in partnership with a private, to-be-determined development partner.

Request for Proposal (RFP) process would be initiated to select the developer.

Village Hall would move to Harbor Island.

# PROJECT MILESTONES

## 2007-2010

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2007: The Village demolishes the former Village Hall/Fire Rescue and relocates. To date, the Village has spent about \$4M in rent, demolition, and relocation costs.

2008: Village's electors authorized the issuance of general obligation bonds to construct a new Public Safety/Village Hall complex with the County.

## 2010-2018

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2016: Wolfberg Alvarez & Partners 2016 Conceptual Design Analysis Report for New Municipal Complex.

2018: The Village purchases the former Sakura Restaurant site consisting of two parcels at 1335 79th Street Causeway on Harbor Island.

## 2019-2020

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2019-2020: The Village launches the NBV100 Master Plan envisioning future redevelopment of the former Sakura site.

2020: North Bay Village and Miami-Dade County enter into a Memorandum of understanding for the new Fire Rescue Station.



# PROJECT MILESTONES (CONT'D)

2021

2021: The Village holds an optional Request for Information (RFI) process that yields four submittals of interest. Based on preliminary feedback, it appears that multiple experienced teams may respond to the RFP, with the potential of the private component of the Project subsidizing the costs associated with designing and constructing the municipal portions to a considerable extent.



# SPACE NEEDS

Wolfberg Alvarez's space plan was prepared in 2016, updated in 2019.

- Public Works/Dispatch Building on Galleon Street closed.
- There's interest in redeveloping TIES Community Park and Galleon Street property.
- As a result, NBV has reconsidered its space needs.

We recommend that **Galleon** (to be discussed during the next agenda item) should be redeveloped to include the following:

1. Police Department & Dispatch – for a total of 7,074 square feet.
2. Code Enforcement – for approximately 662 square feet.
3. The project should also include a community room (that can also be a training classroom) and approximately 250 square feet for storage space accessible from the outside, to be used primarily by Public Works employees.



# SPACE NEEDS

We recommend that Sakura should be redeveloped to include the following:

1. The Fire Rescue Component (AKA Fire Station 27) – for a total of 10,888 square feet.
2. The remaining municipal space (24,775 square feet in total) should be included, as follows:
  - a. Commission Chambers, Village Commission Offices, Common Areas, Building Support – 16,779 square feet.
  - b. Village Administrative Offices (minus Code Enforcement) – 6,405 square feet.
  - c. Front Counter and Building Department – 1,591 square feet.
  - d. Fire Rescue and Municipal Parking Garage Spaces – with the shift of Police/Code/Dispatch to the Galleon Street property, the number of spaces required for public and civic uses could be reduced from 108 to 69.
3. Private uses: some combination of office, commercial, and/or residential.
  - If residential uses are included in the project, it is recommended that sales and/or rentals of units should prioritize NBV Police Department officers, NBV civilian employees, Miami-Dade Fire Rescue officers and staff, and potentially Miami-Dade police officers, teachers, and nurses.

# SPACE NEEDS - COSTS

**If ALL municipal uses placed on Sakura:**

- (Non-PD/Code/Dispatch) Offices:  $24,775 \text{ SF} \times \$360 = \$8,919,000$
- (Non-PD/Code/Dispatch) Parking:  $54 \times \$32,000 = \$1,728,000$
- PD/Code/Dispatch Offices:  $7,736 \times \$360 = \$2,784,960$
- PD/Code/Dispatch Parking:  $30 \times \$32,000 = \$960,000$

**Total Building Costs: \$14,391,960**

**Plus Pay Mortgage on Land Purchase: \$2,957,414 (due by 2036)**

**Total Muni Costs on Sakura: \$17,349,374**

**Takeaway: We cannot afford for this to be a fully public project.**



# SPACE NEEDS - COSTS

**If some (non-PD/Code/Dispatch) municipal uses placed on Sakura:**

1. (Non-PD/Code/Dispatch) Offices: 24,775 SF x \$360 = \$8,919,000
2. (Non-PD/Code/Dispatch) Parking: 54 x \$32,000 = \$1,728,000

**Total Building Costs: \$10,647,000**

**Plus Pay Mortgage on Land Purchase:** Possibly paid off pursuant to RFP through a private partner. (Land is worth \$4.5M.)

**Total Muni Costs on Sakura:** Pursuant to RFP, costs to the Village could be neutral.

**If some (PD/Code/Dispatch) municipal uses placed on Galleon:**

1. PD/Code/Dispatch Offices: 7,736 x \$360 = \$2,784,960
2. PD/Code/Dispatch Parking: Surface Parking

**Total Building Costs: \$2,784,960**

**Total Muni Costs on Sakura:** Pursuant to RFP, costs to the Village could be neutral.

# FINANCIAL OPTIONS



- Option A: Build Fire Rescue Station only
- Option B: Public-Private Partnership to include a Fire Rescue Station & Village Hall
- **Build Fire Rescue station & Village Hall - NOT financially feasible**

# FINANCIAL OPTIONS

## OPTION A

### BUILD FIRE RESCUE STATION ONLY

- Miami-Dade County builds a Fire Rescue Station on Village property, providing life saving services for residents
- Does not solve lack of Village Hall issue, tax payers will be forced to pay rent for a Village Hall at \$4 million each decade for years to come
- North Bay Village virtually loses \$4.5 million in Village assets for the Sakura property, as we would not be able to build a Village Hall and it would only be used for a Fire Rescue Station

### BUILD FIRE RESCUE STATION & VILLAGE HALL



- Taxpayers theoretically fund the whole project, a total of \$14 million
- Taxes would increase by approximately \$500 a year for an average homeowner (note: an increase this high is not allowed by Florida Statutes)

This option is not financially feasible for the Village.

## OPTION B

### PUBLIC PRIVATE PARTNERSHIP TO INCLUDE FIRE RESCUE STATION & VILLAGE HALL

- Saves over \$4M in taxpayer dollars
- Miami-Dade builds a Fire Rescue Station on Village property, providing life-saving services for residents
- NBV builds and operates out of its own Village Hall
- Revenue generating spaces built, such as workforce housing units for Police officers, teachers, and nurses



# RECOMMENDATION: OPTION B: PUBLIC-PRIVATE PARTNERSHIP

Splitting uses across Sakura and Galleon can help provide stable homes for both, likely at a considerable savings to taxpayers.

The Commission should allow us to publish RFPs for both projects, to better gauge the savings and other benefits to the Village.