



Downtown Master Plan

“Creating New Spaces from Old Places”

Downtown Revitalization Forum
June 12, 2014



KEITH and SCHNARS, P.A.
FLORIDA'S *Big* LOCAL FIRM



GRAY | ROBINSON
ATTORNEYS AT LAW

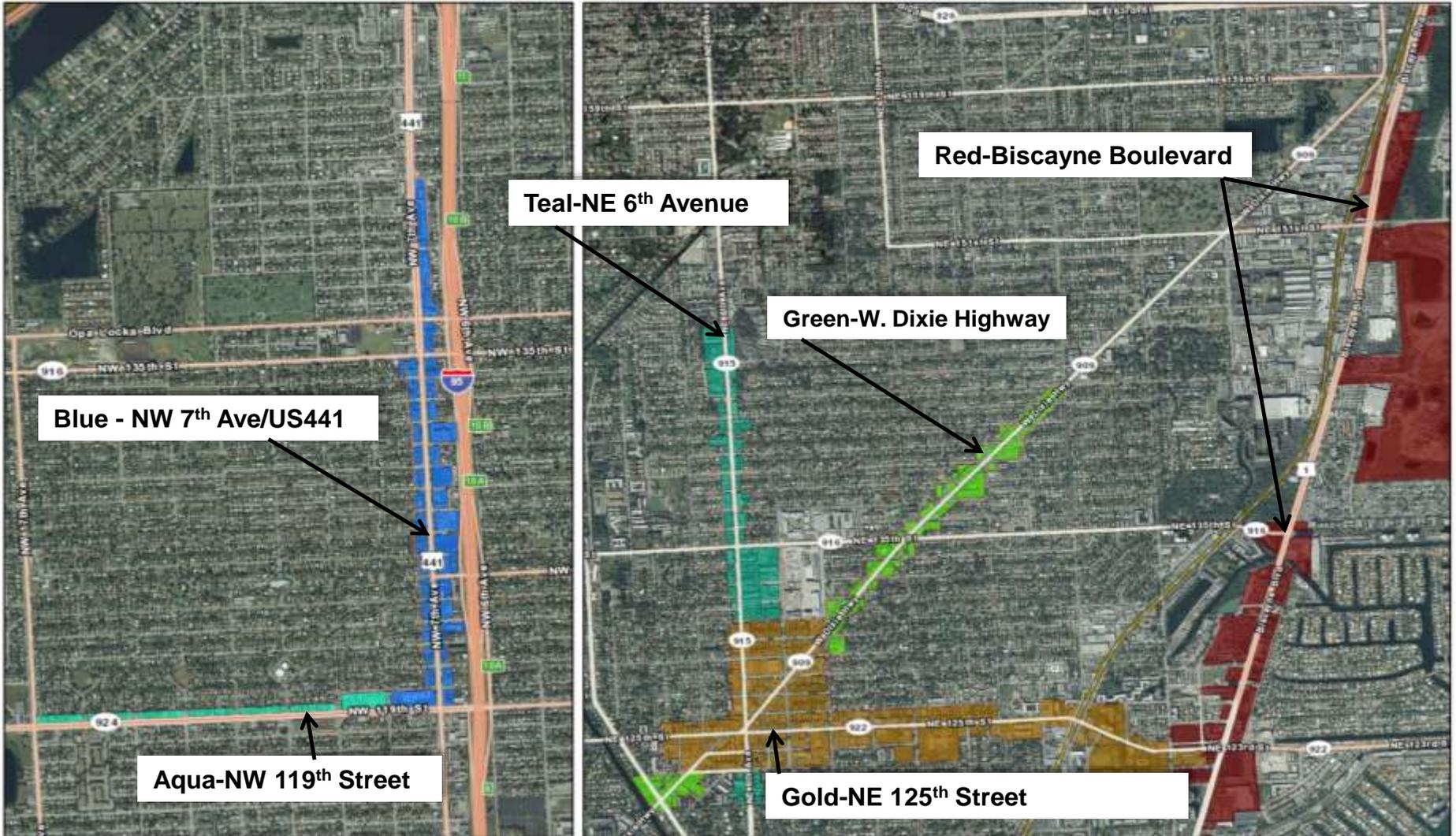
Downtown Development Plan

Genesis:

- November 2012, City engaged K&S to:
 - Complete an assessment of the economic and redevelopment opportunities and constraints;
 - Tie together all of the studies and work previously undertaken by the City;
 - Complete an assessment of the economic and redevelopment opportunities and constraints;
 - Help determine an appropriate vision; and
 - Create a redevelopment plan, including guidelines to implement the vision for the study area.

Downtown Development Plan

Process: Downtown and Major Corridor Boundaries



Implementation: The Action Plan

Outlines and prioritizes the next steps needed to implement the recommendations within the Master Plan.



TAKE ACTION!



Implementation: Community Forums



What Did We Hear?

What Are The Priorities?



Implementation: Community Forums

Conceptual Plan for Downtown

- Expand boundaries of downtown (6th to 12th Avenue and 123rd to 126th)
- Make city more walkable by offering incentives to build vertically [2 votes]
- Establish a design review board once brand is established [4 votes]
- Add bicycle paths/Identify easements for bicycle paths [1 vote]
- Make 125th two-lanes [1 vote]

Implementation: Community Forums

Conceptual Plan for Downtown

- Add shade trees for walking [2 votes]
- Add public gathering spaces with efficient lighting [4 votes]
- Improve back alleys [1 vote]
- Create pocket parks for kids in walking distance in downtown
- Add street furniture, poles, public places [2 votes]

Implementation: Community Forums

Traffic and Parking

- Add parking garages [6 votes]
- Add left/right turn lanes [1 vote]
- Add traffic signs
- Identify downtown bypass for thru-traffic [2 votes]
- Address traffic at the Five-Points intersection (Dixie/125th Street)
- Use a trolley to incorporate FEC station development to downtown [4 votes]

Implementation: Community Forums

Traffic and Parking

- Coordinate with upcoming I-95 Master Plan
- **Separate bicycle paths; not shared by cars [3 votes]**
- The Comprehensive Plan (city's blueprint) should capture architectural and streetscapes and require future development to utilize transit [1 vote]

Implementation: Community Forums

Creating Economic Opportunities and Incentives

- Provide economic incentives for new businesses [2 votes]
- Capitalize on existing antique and art retail [4 votes]
- Eliminate Industrial zoning [2 votes]

Partnering with Universities and Nonprofits

- Open restaurants as incubators in partnership with universities [3 votes]
- Assist homeowner and businesses with a façade/paint program [2 votes]

Implementation: Community Forums

Attracting Visitors, New Residents, and Businesses

- Create monthly social mixers
- Advertise local and social events [3 votes]
- Increase the number of after 5 PM activities [2 votes]
- Add apartments and residential downtown [2 votes]
- Create a brand for North Miami/Use NoMi, which is “Know Us”, as the city’s brand [2 votes]
- Close downtown street(s) three or four times per year for fairs. This should be advertised.

Implementation: Community Forums

Attracting Visitors, New Residents, and Businesses

- Enlarge Central Business District to support Port of Miami and Port Everglades related businesses [3 votes]
- Partner with Biscayne Park on monthly events [1 vote]
- Increase police presence
- Add a civic center for tradeshow, musicals, business attraction

Implementation: Community Forums

Attracting Visitors, New Residents, and Businesses

- Increase advertising at airports and seaports
- Hire a public relations firm once the city's brand has been set
- Make downtown family- and pet-oriented [1 vote]

The most popular strategy is...

- ✓ Create gateways and a central focus such as a megablock at MOCA/City Hall [10 votes]

Implementation: Community Forums

What Else Do We
Need to Know?



Conceptual Plan

YOUR PROJECT TEAM!

- Constituents/Stakeholders
- City Council and City Staff
- The Corradino Group*
Senior Project Manager – Alex A. David
- LandscapeDE*
Douglas Thompson and Ebru Ozer

TEAM LEADERS

* **We Listen, Learn and Translate Your Vision onto Paper**

Conceptual Plan

Illustrative Concept Plan for Key Elements of Downtown Development and Major Corridor Master Plan

- City now needs to further develop illustrative concept plans for key elements of the plan in a portion of the Downtown District
- **Downtown Revitalization Forum on April 17, 2014**
- **Downtown Revitalization Forum on May 14, 2014**
- **Downtown Revitalization Forum on June 12, 2014 – We are Here!**
- The Concept Plan will serve as a foundation for potential public and private space improvements for Key Civic Spaces, Downtown 125th Street and Civic Center Complex/MOCA Plaza.
- Updated City Codes are in place so we're ready to go!

Conceptual Plan

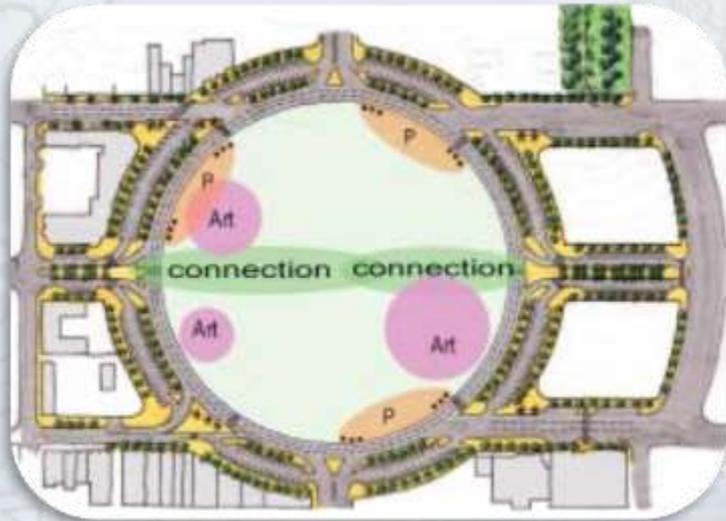
What Makes A Great Downtown Environment?

- It's **DEFINED**
- It's **COMFORTABLE**
- It's **SAFE**
- It's **CONNECTED**
- It's **MEMORABLE**

Conceptual Plan

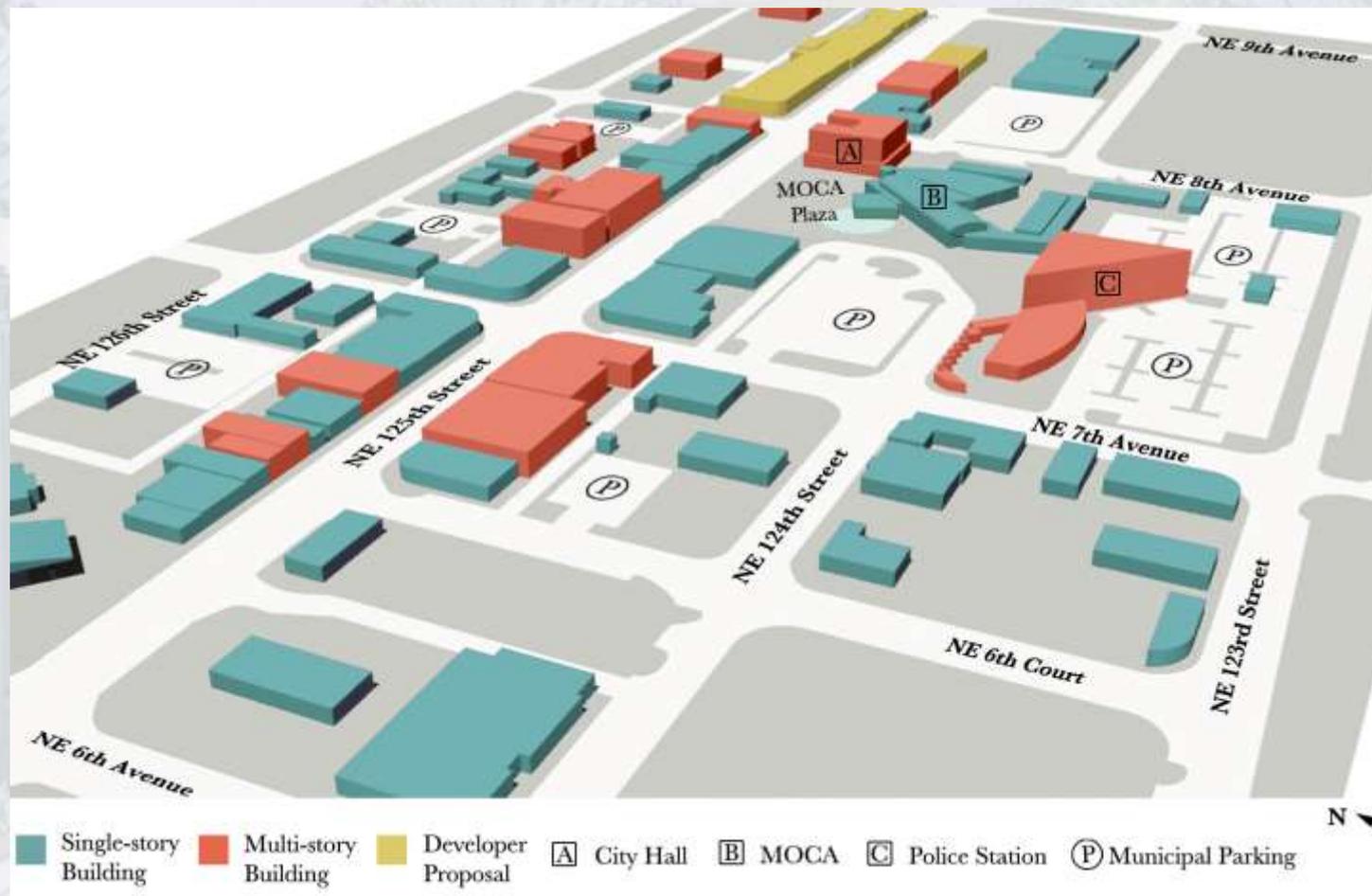
Common Element?

Great Downtowns Evolve from a Vision!



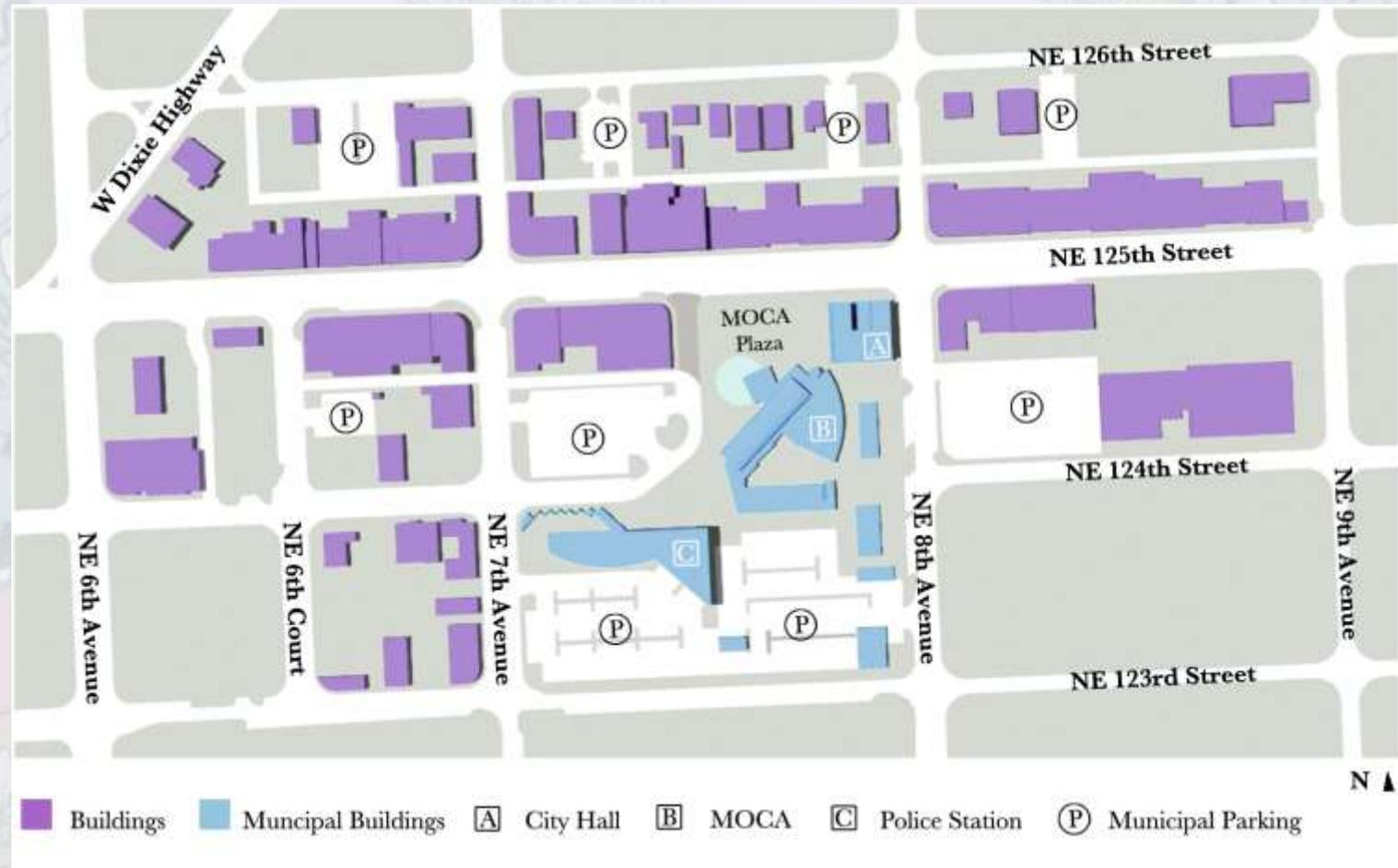
Conceptual Plan

Partial Downtown Looking East



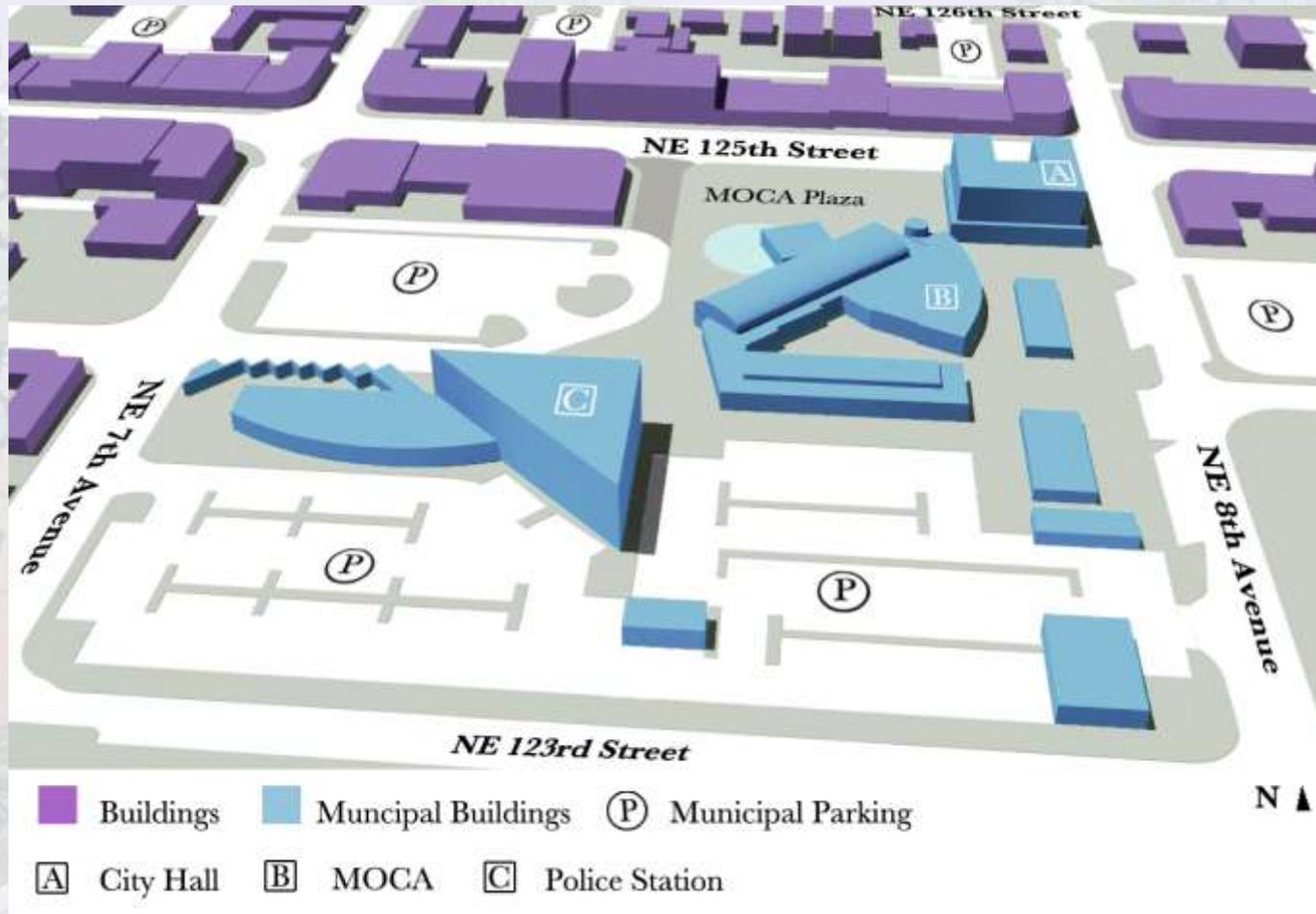
Conceptual Plan

Partial Downtown Aerial View



Conceptual Plan

Civic Center Complex/MOCA Plaza



Conceptual Plan

Downtown Master Plan

- Slow traffic
- Opportunity for trees and street plantings, shade
- Convert NE 125th from State to Local Control
- Mediterranean Style: Arcades/Colonnades, Awnings, Transparency/Glass/Openings, Specific Shade Tree Palette; Uplifting Earth Tone Colors



Conceptual Plan

Landscape/Streetscape Enhancements: Artistic Intersection Crosswalks

-Slow traffic, Allow for safer pedestrian crossing,
Add placemaking design elements (Branding)

We are the home of:

Arts, Culinary Arts, Film and Education!



Conceptual Plan

Key Civic Spaces

- They are Gathering Points and Plazas
- They are Gateways
- They are Pathways
- They are Active
- They are Passive
- They are Recreational
- They are Cultural and Artistic

Conceptual Plan

Creating New Places From Old Spaces

What can we do to revitalize the Downtown Area?



Conceptual Plan

Our Key Civic Spaces Re-Imagine Them!

- 8th Avenue Linear Greenway
- Five Points
- West Dixie Greenrail to Griffing Park
- 132nd Street Fountain
- MOCA Plaza/Civic Center Complex

Conceptual Plan

8th Avenue Linear Greenway



Conceptual Plan



Conceptual Plan



Conceptual Plan

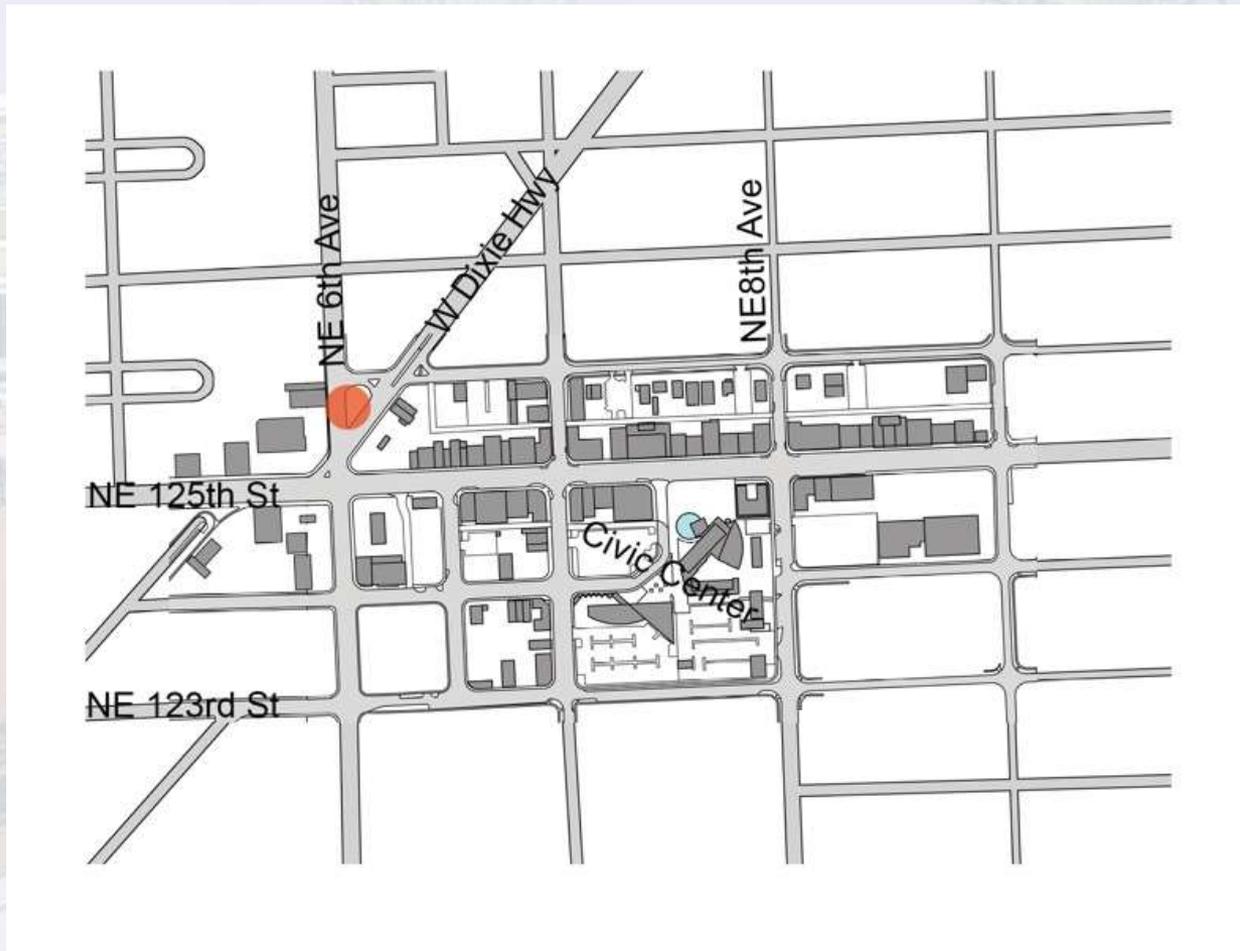


Conceptual Plan



Conceptual Plan

Five Points



Conceptual Plan

Current



Conceptual Plan

Short Term



Conceptual Plan

City of North Miami
Adopted 2000 Charrette
Five Points Intersection Vision



Conceptual Plan

Current



Conceptual Plan

Future



FIVE POINTS INTERSECTION

Conceptual Plan



Conceptual Plan

West Dixie Greenway



Conceptual Plan

Dixie Highway Dead End



Conceptual Plan

ICONIC GATEWAY – MAKE IT POP!

Option 1



Conceptual Plan

ICONIC GATEWAY – MAKE IT POP! Option 2



Conceptual Plan



Conceptual Plan

Griffing Park Current



Conceptual Plan

Griffing Park Future Amphitheater



Conceptual Plan

132nd Street Fountain



Conceptual Plan

132nd Street Fountain



Conceptual Plan

Today!



Conceptual Plan



Conceptual Plan

NE 125 Street and NE 8th Avenue North Side Redevelopment - Current



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan



Conceptual Plan

NE 125 Street and NE 8th Avenue Potential South Side Redevelopment - Outparcel



Conceptual Plan



Conceptual Plan



Conceptual Plan

Building on NE 125th Street

Creating New Places from Old Spaces



Conceptual Plan

Retrofitted Building on NE 125th Street Near MOCA Plaza

Creating New Places from Old Spaces



Conceptual Plan



Conceptual Plan



Conceptual Plan

MOCA Plaza

Creating New Places from Old Spaces



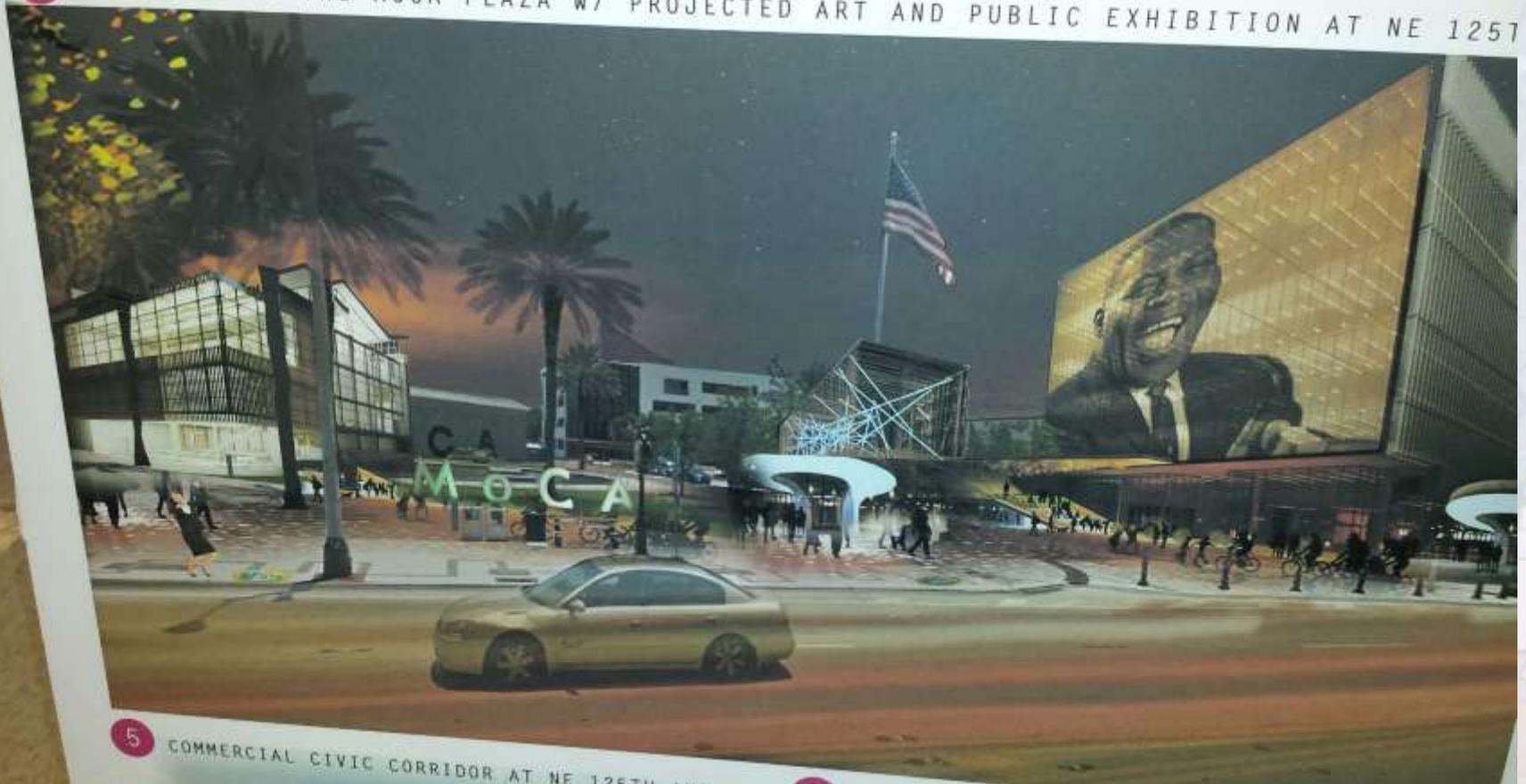
Conceptual Plan

Mixed Use on MOCA Plaza Creating New Places



Conceptual Plan

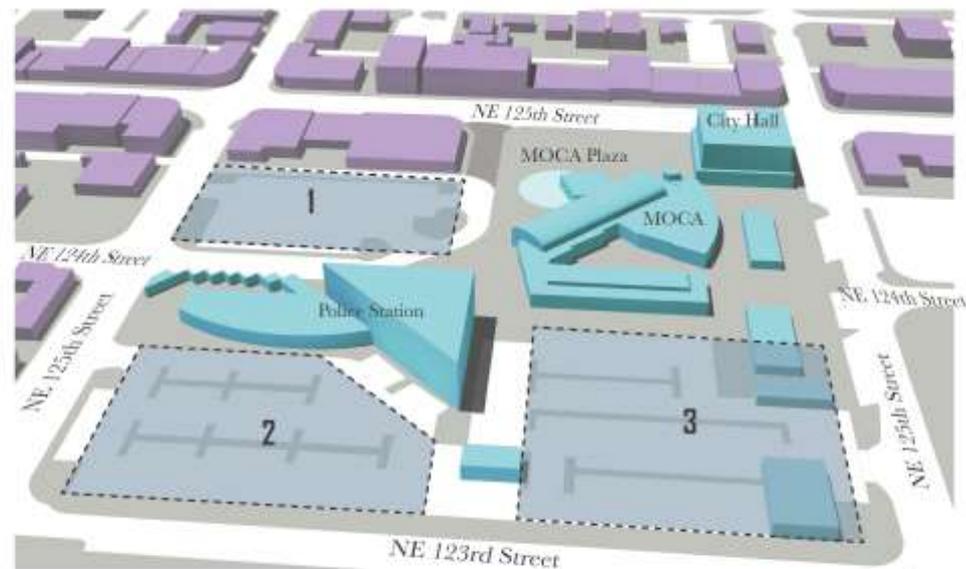
4 NIGHTTIME AT THE MOCA PLAZA W/ PROJECTED ART AND PUBLIC EXHIBITION AT NE 125TH



5 COMMERCIAL CIVIC CORRIDOR AT NE 125TH

Conceptual Plan

MOCA Plaza/Civic Center Massing



Civic Center Development Parcels

The highlighted areas indicate municipal lands that could be redeveloped for other purposes.

-  Commercial/Private
-  City of North Miami Civic Buildings
-  Civic Center Parcels
Possible development opportunities



KEY CIVIC DEVELOPMENT OPPORTUNITIES



Conceptual Plan

Civic Center Complex

- Existing uses that Will stay!
- City Administration
- MOCA
- North Miami Police Department
- What YOU wanted to see?
- Parking Garage w/ Retail
- City Hall Retrofit
- Park/Open Space
- Performing Arts Center
- Retail
- Historic Museum
- Educational/Special Use

Conceptual Plan

Steps

1. **Downtown Revitalization Forum**
April 17, 2014 @ 6:00 P.M.
Gwen Margolis Center
2. **Second Downtown Forum**
May 14, 2014 @ 6:30 P.M.
Griffing Adult Center
3. **Third Downtown Forum**
June 12, 2014 @ 6:00 P.M.
Joe Celestin Center
4. Progress Report to DAPAC and City Council – TBD
5. City Council Final Report Acceptance – TBD
6. Project Length – **July, 2014**
7. Final Product – **Concept Plan Report and Community Vision for Downtown and Civic Spaces!**

Conceptual Plan

"Cities have the capability of providing something for everyone, only because and only when they are created by everyone." Death and Life of Great American Cities.

- Jane Jacobs

Conceptual Plan

QUESTIONS?

- Submit Comments/Questions to:
- NoMiDowntown@NorthMiamiFl.gov
- **Thank You!**
- For More Information Contact:
- Alex A. David
- adavid@corradino.com
- Debbie Love
- dlove@ksfla.com

Making It Happen

- There are two primary routes to implement the Action Plan's priority activities:
 1. Changes to City Policies and Ordinances; and
 2. Capital Projects, which are physical changes funded by the City, Community Redevelopment Agency, or other sources.

Making It Happen

- A list of physical changes to the Downtown Area have been identified:
 - Street furnishings (benches, bus shelters, bicycle racks)
 - Lighting
 - Landscaping
 - Signage
 - Placing utilities underground
 - Traffic signals
 - Intersection improvements
 - Public Art

Making It Happen

- The number of features for each major corridor in Downtown (NE 125th Street, NE 6th Avenue, and W Dixie Highway) and their cost was estimated:
 - NE 125th Street: \$10,891,312.
 - NE 6th Avenue: \$14,590,506.
 - W. Dixie Hwy: \$22,487,108.

Making It Happen

- Potential funding sources from partners also have been identified:
 - Florida Department of Transportation
 - U.S. Economic Development Administration
 - U.S. Environmental Protection Agency
 - U.S. Department of Housing and Urban Development
 - Miami-Dade County
 - State of Florida
 - Private Sector

Making It Happen

- The physical changes are multi-year projects and will be timed based on overall priority and availability of funds.
- The Action Plan will list the physical changes by corridor, cost per unit, number of units needed, and the partners who have programs and grants to assist.

Making It Happen

Traditional Funding Sources

- General Fund
 - **General Revenues:** property tax revenues, sales tax revenues.
 - **Parking Revenues:** City owned parking lots and on-street parking along the Avenue should become a possible source of revenue.
 - **Local Gas Tax:** The City's share of gas tax revenues

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Traditional Funding Sources (*cont'd*)

Bond Financing: General Obligation (GO) bonds that require a referendum, and Revenue Bonds pledging identified sources of revenues other than property taxes.

Making It Happen

Newer Funding

- **Special Taxing Districts:**
 - Tax Increment Financing (TIF): Infrastructure and improvements funded through the use of increases in the tax base resulting from the improvements.
 - Business Improvement District (BID): fund Infrastructure, improvements, maintenance, and publicity funded through additional ad valorem taxes.
 - Benefit District: similar to BID without forming organizational structure

Making It Happen

Newer Funding

- **Streetscape Utility Fees**
 - Support streetscape maintenance of the area between the curb and the property line through a flat monthly fee per residential dwelling unit.
 - Non-residential customers charged a per foot fee based on the length of frontage on streetscape improvements. Amount capped for customers with extremely large amounts of street frontage.
 - The revenues limited by ordinance to maintenance (or construction and maintenance) activities in support of the streetscape.
- **Stormwater Utility Tax Financing**

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Federal Grants

- **Community Development Block Grant**
- **Preserve America Initiative Grant**
- **Grow America Act (just submitted to Congress)**
 - National Scenic Byways Grant
 - Transportation Alternatives Program (TAP) Grant
 - FHWA Discretionary Grant Programs
 - Green Infrastructure Funding and Grants
 - Intermodal Funding and Grants

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State of Florida Funding

- FDOT Direct Funding
- Florida Highway Beautification Council Grant Program
- Florida DOT “Safe Routes to School funds”
- State Infrastructure Bank (SIB) Program

Making It Happen

Miami-Dade County

- **Metropolitan Planning Organization (MPO)**
 - Funds for all types of Transportation Construction and Planning within County, also
 - Miami Metropolitan Planning Organization Municipal Grant Program

Making It Happen

Sponsorships

- Fundraising and sponsorship opportunities provide for a generous way to collect funds to be earmarked for special projects in the district. Residents and/or businesses can purchase personalized paver bricks used in public patios, park bench plaques, trees with memorial plaques, public art, etc. The collected funds can be used to generate income for patio installations, tree plantings, bench purchases, etc.

Making It Happen

The ABC's of PPPs

- City of North Miami
- Downtown Revitalization Forum
- Presented by:
- Steven W. Zerkowitz, Esq.



Making It Happen

Elements of Successful PPP

- Preparation
- Shared Vision
- Clarity of Risks and Rewards
- Rational Decision Making Processes
- Consistent Leadership
- Communication
- Fair Deal Structure
- Building Trust as a Core Value

Making It Happen

Traditional Neighborhood Development

- Live. Work. Play.
- Compact, pedestrian friendly community
- Residential options
- Public community center
- Plaza or village green
- Transit stop
- Retail establishments, services, employment entertainments and civic facilities
- Interconnected streets
- Buildings fronting streets/parking in rear
- Open spaces
- Miramar Town Center, Miami Lakes, Abacoa, Winter Park and Celebration

Making It Happen

North Miami Downtown

- Central location
- Public development
- Private development
- Master Plan
- Pattern Book

Making It Happen

Governmental Land Uses

- City Hall
- Cultural Center/Arts Park
- Civic Plaza
- Broward County Library
- Educational Facilities
- Public Parking Garage
- Transit Hub
- Open Space

Making It Happen

Private Land Uses

- Retail
- Office
- Wellness Center
- Residential (condos/apts/townhomes)
- Parking Garages

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MASTER PLAN & PATTERN BOOK



Master Plan

Miramar Town Center Master Plan

The Master Plan represents the City of Miramar's vision for the Miramar Town Center. It provides a guide that establishes key components and principles for its development and is the basis for the Regulating Plan and Pattern Book.



Pattern Book

Miramar Town Center Pattern Book

The Pattern Book and Regulating Plan are documents that are used together to regulate detailed aspects of the Master Plan. The principal intent of these design guidelines is to facilitate the implementation of the master plan and ensure that the Plan is implemented in the manner envisioned by the City of Miramar.

Pattern Book

The Pattern Book is also based upon the vision of the Master Plan. It regulates the architectural massing, building types, heights, facades, styles, materials, and details. The pattern book establishes the basic design guidelines that will ensure that the architecture of the individual buildings within the town center will all be in keeping with the overall vision. Also described in the Pattern Book are guidelines for open space, streets, parking, and service functions.

Regulating Plan

The Regulating Plan is based upon the approved Master Plan and serves to locate specific uses. Furthermore, it establishes the basic framework for the town center by regulating street locations, street types, building types, setbacks and "build-to" lines, parking locations, service locations, and other elements necessary for the successful implementation of the master plan. It is primarily a two dimensional document that is used in conjunction with the Pattern Book (which is used to regulate both the two dimensional and the three dimensional aspects of the Master Plan).

Making It Happen

Pattern Book

SPANISH RENAISSANCE REVIVAL HIGH STYLE



The Miramar Town Center Spanish Revival High Style is characterized by overall simplicity with detailed elements at key points such as building entries. Historically, these key points were detailed in a Spanish Baroque style (Churrigueresque) or Plateresque (16th Century Spanish/Moorish). The principal building entries shall be designed in a highly detailed manner. Thick walls with punched windows are also characteristic along with stone or precast sills with moderate detailing. This style is also characterized by red terra cotta barrel tile roofs with a shallow pitch (4:12 or 5:12).

Some general characteristics of this style include:

1. Simple forms, symmetrically arranged
2. Hip roofs with a shallow pitch (4:12 or 5:12)
3. Flat roof behind a parapet
4. Red barrel tile roof
5. Ornate entrance
6. Massive stucco wall surface
7. Arcades
8. Focal windows
9. Eaves with moderate overhangs
10. Wall surfaces with less than 25% openings

Source: The City of Miramar, 2012 City Design Style Guide, June 2012, City of Miramar, 2012

WINDOWS

Typical Window
Focal Window

Typical Windows
 Rectangular punched window openings with recessed windows
 Casement windows
 Multi-pane units
 No trim around the jamb and head
 No sill or stone/precast sill with some detail

Focal Windows
 Single windows or grouped as three (3) windows
 Focal windows with balconies
 Single balconies with "Fench" doors supported by brackets
 Focal windows have stone or precast or plaster trim
 Casement windows
 Rectangular or arched windows

DOORS

Recessed double door
 Custom multi-paned door
 Ornate principle entry doorway surrounded in stone or stucco
 Arched or rectangular doorway
 Window above doorway part of ornamentation

MASSING

HIPPED ROOF
FLAT ROOF WITH PARAPET

Simple forms (rectangular)
 Hipped roof or flat roof with parapet
 Two or three stories
 First floor taller than other floors

DETAILS

Moderate overhangs
 Simple cornice
 Absence of frieze or highly detailed frieze
 Brackets under eave
 Single balcony with brackets of stone/precast
 Balcony railings of metal or stone/precast
 Slightly undulating stucco

ARCADES & COLUMNS

Arcade supported by columns
 Doric order
 Deep arcades
 Articulated piers or columns

TYPICAL MATERIALS*

Cladding: Sand finish or slightly undulating stucco with stone/cast stone cornice or frieze

Roofing: Red barrel tile

Windows: Casement with trim or four divided lights

Trim: Plaster, stone/cast stone, or EIFS

Shutters: Not permitted

Gutters: None or invisibly integrated into the roof

Downspouts: Copper or other metal

Soffits: Sand finish stucco

Columns: Stone, cast stone, or stucco

Railings: Ornamental metal or stone/precast ornamental cast or wood with ornamental metal proportions

Foundations: Stucco

Fencing: Stucco walls

Colors: White, pale terra, or warm earth tones

*These materials may be substituted with other high quality materials of similar appearance

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Urban Design Features



Making It Happen

Land Use Plan



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SITE PLAN & ARCHITECTURAL RENDERINGS



Civic Plaza

The civic buildings of a town identify the symbolic and ceremonial heart of a city. City Hall, the Cultural Center-Arts Park, the Community Library-Education Complex and the Mass Transit Hub have been grouped together to create a civic center that reflects the symbolic importance of the civic buildings of the City of Miramar. The Civic Plaza will anchor all of these uses. It will also serve as both a formal entry and a gathering space for various city functions. The design of the plaza is flexible enough to accommodate diverse programs.



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SITE PLAN & ARCHITECTURAL RENDERINGS



City Hall Promenade – Block 3



City Hall Promenade will serve as the main shopping district filled with retail stores, boutiques, cafes, and restaurants. Covered walkways along City Hall Promenade will connect City Hall Plaza to Market Square and create a comfortable shopping and entertainment environment.

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SITE PLAN & ARCHITECTURAL RENDERINGS



Office Building – Block 4B

Located across from Market Square, the 4-story office building is designed to meet the highest business standards. The first floor of the building will contain specialty retail while floors 2-4 will contain office suites ranging in size from approximately 1,600 square feet to 43,000 square feet. An adjacent parking garage containing over 600 parking spaces offer tenants and their visitors generous parking.



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SITE PLAN & ARCHITECTURAL RENDERINGS



Market Square – Block 4B North



Market Square is envisioned as an eclectic, people oriented space that is used for dining, markets and entertainment. Market Square opposes the Civic Plaza as the eastern terminus of City Hall Promenade. As a single ensemble, the Civic Plaza and Market Square (the two primary public spaces) connected by City Hall Promenade will accommodate Miramar's largest cultural and entertainment events. Market Square will be home to all types of activities; formal and informal; arranged and spontaneous.

Making It Happen

Town Center



Making It Happen

Town Center



Making It Happen

Legal Framework

- Sale and Purchase Agreement
- Construction Agreements
- Development Agreement
- Maintenance Declaration
- Condominium Documents
- Library Agreement

Making It Happen

SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is entered into as of the 14th day of February, 2005 (the "Effective Date"), between the CITY OF MIRAMAR, a Florida municipal corporation ("City"), and ROCK-KIM MIRAMAR, LLC, a Delaware limited liability company, authorized to transact business in the State of Florida ("Purchaser").

1. Purchase and Sale. In consideration of their mutual covenants set forth in this Agreement, the City agrees to sell to Purchaser, and Purchaser agrees to purchase from the City, for the Purchase Price (as hereinafter defined) and on the terms and conditions set forth herein, the following:

- (a) All of the land (the "Real Estate") situate in the City of Miramar, Broward County, Florida, described on Exhibit "A" attached hereto and made a part hereof; and
- (b) All improvements located on the Real Estate ("Improvements").

The Real Estate and Improvements are sometimes collectively referred to herein as "Premises".

2. Purchase Price.

(a) The purchase price for the Premises shall be Eleven Million Three Hundred Forty Thousand and 00/100 DOLLARS (\$11,340,000.00) ("Purchase Price").

(b) The Purchase Price shall be paid to the City as follows:

- (i) \$1,000,000.00, the Deposit described in Section 3 below and delivered to Escrow Agent on the Effective Date and which shall be paid to the City at Closing; plus
- (ii) \$2,600,000.00 at Closing, subject to prorations and adjustments as provided in this Agreement, to be paid by cashier's or official bank check drawn on a Florida bank or savings institution or by wire transfer or immediately available federal funds; plus
- (iii) \$3,960,000.00 on the date which is one (1) year after the Closing Date (hereinafter defined), to be paid by cashier's or official bank check drawn on a Florida bank or savings institution or by wire transfer or immediately available federal funds; plus
- (iv) \$3,780,000.00 on the date which is two (2) years after the Closing Date, to be paid by cashier's or official bank check drawn on a

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Development Agreement

- Master Plan (use/density restrictions)
- Pattern Book
- Project Phasing/Completion Dates
- Garage Construction (secured by LOC)
- Bus/Mass Transit Hub (FTA Grant)
- Restrictions on Transfer
- Repurchase Rights

Making It Happen

This instrument prepared by
and after recording returns to:

Steven W. Zerkwitz, Esq.
GrayRobison, P.A.
401 East Las Olas Boulevard
Suite 1710
Fort Lauderdale, FL 33301

INSTR # 132677560
CR BK: 41204 Page 1489 - 1627
RECORDED 01/04/06 13:26:30
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1018
63, 140 Pages

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") dated as of December 16, 2005 (the "Effective Date"), is entered into by and between the **CITY OF MIRAMAR**, a Florida municipal corporation (the "City") having an address at 2300 Civic Center Place, Miramar, Florida 33025 and **ROCK-KIM MIRAMAR, L.L.C.**, a Delaware limited liability company (the "Owner") having an address at 3333 New Hyde Park Road, New Hyde Park, New York 11042.

RECITALS

1. The Owner is the owner of fee simple title to certain real property located within the City as more particularly described on Exhibit "A" (the "Property") attached and made a part of this Agreement, which Property consists of a portion of the real property subject to the plat of the Town Center Site recorded in Plat Book 172, Page 141, of the Public Records of Broward County, Florida (the "Plat").
2. The Property is located within the area subject to the East Miramar Area-wide Development of Regional Impact as set forth in that certain Development Order adopted by the City on March 17, 1993, as referenced in that certain Notice of Adoption of Development Order recorded in Official Records Book 20617, Page 239, of the Public Records of Broward County, Florida and any amendments thereto (the "DRI Development Order").
3. The Property is also subject to certain deed restrictions as set forth in that certain Warranty Deed dated May 25, 2001 from Cleghorn Shoe Corp. ("Cleghorn") to the City of Miramar recorded September 26, 2001 in Official Records Book 32158, Page 1999 of the Public Records of Broward County, Florida which have been amended by the City and Cleghorn as set forth in Section 2.8 below (the "Deed Restrictions"); provided neither this reference to the Deed Restrictions nor any other reference to the Deed Restrictions in this Agreement shall act to reimpose same.
4. The Owner purchased the Property from the City pursuant to that certain Sale and Purchase Agreement (as amended, the "Sale and Purchase Agreement") effective as of March 4, 2005 (the "SPA Effective Date") and, as a condition to the sale of the Property, the City requires the Owner to enter this Agreement in order to evidence, among other things, the Owner's agreement to develop the Property consistent with the Master Plan (as defined below and attached hereto as Exhibit "B" and made a part of this Agreement), which development generally

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Making It Happen

Maintenance Declaration

- Master Plan
- Open Space Improvements
- Surface Water Management System
- Maintenance/Management
- Maintenance Assessments
- Lien Rights
- Cross Easements

Making It Happen

This instrument prepared by
and after recording return to:

Steven W. Zerkowicz, Esq.
GrayRobinson, P.A.
401 East Las Olas Boulevard
Suite 1710
Fort Lauderdale, FL 33301

INSTR # 105677891
DR BK 41234 Pages 1625 - 1668
RECORDED 01/09/06 13:35:30
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1015
04, 41 Pages

DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS FOR TOWN CENTER

THIS DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS FOR TOWN CENTER (the "Declaration") dated as of December 16, 2005 (the "Effective Date"), is entered into by and between the **CITY OF MIRAMAR**, a Florida municipal corporation (the "City") having an address at 2300 Civic Center Place, Miramar, Florida 33025 and **ROCK-KIM MIRAMAR, L.L.C.**, a Delaware limited liability company (the "Owner") having an address at 1221 Avenue of the Americas, New York, New York 10020.

RECITALS

1. The Owner is the owner of fee simple title to certain real property located within the City as more particularly described on Exhibit "A" attached and made a part of this Declaration (the "Owner Property"), which Owner Property consists of a portion of the real property subject to the plat of the Town Center Site recorded in Plat Book 172, Page 141, of the Public Records of Broward County, Florida (the "Plat").
2. The City is the owner of fee simple title to certain real property located within the City as more particularly described on Exhibit "B" attached and made a part of this Declaration (the "City Property"), which City Property consists of a portion of the real property also subject to the Plat.
3. The Owner purchased the Owner Property from the City pursuant to that certain Sale and Purchase Agreement dated March 4, 2005, as amended, and, as a condition to the sale of the Property, the City requires the Owner to enter into this Declaration in order to evidence, among other things, the agreement of the parties with respect to the maintenance, operation and repair of certain infrastructure and amenities such as the surface water management system that serves both the Owner Property and the City Property, the payment and collection of assessments for the maintenance, operation and repair of such infrastructure and amenities, and the granting of certain easement rights as set forth herein, which agreements between the parties shall be binding covenants, restrictions and obligations with respect to the present and future owners of the Owner Property and the City Property (collectively, the "Properties") all as set forth herein.

NOW, THEREFORE, in consideration of the mutual benefits and covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, Owner and City hereby

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Condominium Documents

- Master Declaration
 - Master security system
- Block Declaration
 - Interface residential wrap and garage units
- Garage Declaration
 - (City spaces/Developer spaces/bus-mass transit hub)

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STATE # 1204880
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DECLARATION OF CONDOMINIUM FOR MIRAMAR TOWN CENTER BLOCK 3 GARAGE CONDOMINIUM

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Miramar Town Center Block 3 Garage Condominium Declaration

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Declaration for Miramar Town Center

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Progress to Date



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City Hall



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Cultural Center/Arts Park



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An architectural rendering of a modern, two-story building with large windows and a flat roof. The building is surrounded by a landscaped area with trees, benches, and a paved walkway. A red car is parked in the foreground, and a person is walking on the path. The scene is set in a bright, sunny environment.

Questions?

Thank You for Joining Us!

