

Miramar Town Center	The Plan of the Town Center Civic Uses	Private Development
Advantage centrally located in the city Construct	Existing Buildings	Walkable community
	Botanical Garden	Mediterranean Revival Theme
Has three major highways passing thru	City Hall	Precedent Study
	Cultural Center	
Growth rate started after hurricane Andrew In Miami	Library with colleges	City Hall Promenade
	Planning, Engineer, and Development Services	Shopping District
	Transit Hub	Covered Walkways
Open areas for development is still central	2 wrapped parking garages	Fitness center
		Park Green Resident Town Houses
There are 3 town centers: the old one	Future Buildings:	A Club House
The new one at Miramar town center	Police Department	
And the third one at sunset lakes community	Note will be LEED Certified.	Nicknamed the MTC for Miramar Town Center

Lessons Learned	Lessons Learned	Lessons Learned
1. Clear and Consistent Vision	5a. Secure consistent and coordinated leadership	6. Flexibility
2. Community Public officials and staff buy in Education and outreach	5b. Establish clear & rational decision process	7. Never lost sight of parking
	5c. Communicate early and often	8. Promote and Boost
3. Ground truth numbers		
	5d. Define expectations and understand rules and Reward (be realistic)	9. Don't take it personal
4. Solid FRG/ RFP process (eliminate wannabe)		
5. Strong partners financial and development history	5e. Know limitations and your strengths (public v Private)	10. Patience

Questions and Answers	Questions and Answers	Questions and Answers
Parking is not deeded to residents, a free for All, but it looks like it is up for discussion.	The livability of the private sector is all rental For affordability	The Private Development Portion was Done on the total then sold back to the Private developer
Reserved spaces will be part of future phases	Pedestrian Crossings and accessibility into the Development appears to be a challenge	Museums and Churches are not here yet
Development / non-developed areas	The building height is 5 stories	A church would not be part of the develop But they are in the vicinity
Refined expectations:	Entertainment district was thought of so	The anchors are the 24 hour fitness and
When the partner pulled out it was with the Developer of Rockefeller	Restrictions on alcohol are different then else	The subway
There has been struggles without the build	Where in the city	