

CITY OF HOMESTEAD
Former City Hall Site



APRIL 17, 2025

Agenda



- Workshop Goal
- Milestones
- FCHS Property
- Anticipated Outparcels
- Looking Back – Prior Plans / Findings
- Development Rights
- 2024 Charrette
- Site Studies
- Comparison Examples
- Recommendations
- Discussion

Workshop Goal



Develop consensus and a shared framework for redevelopment of the Former City Hall site, including height, density, and approximate commercial square footage, and clearly defined must-haves and deal-breakers.

Milestones



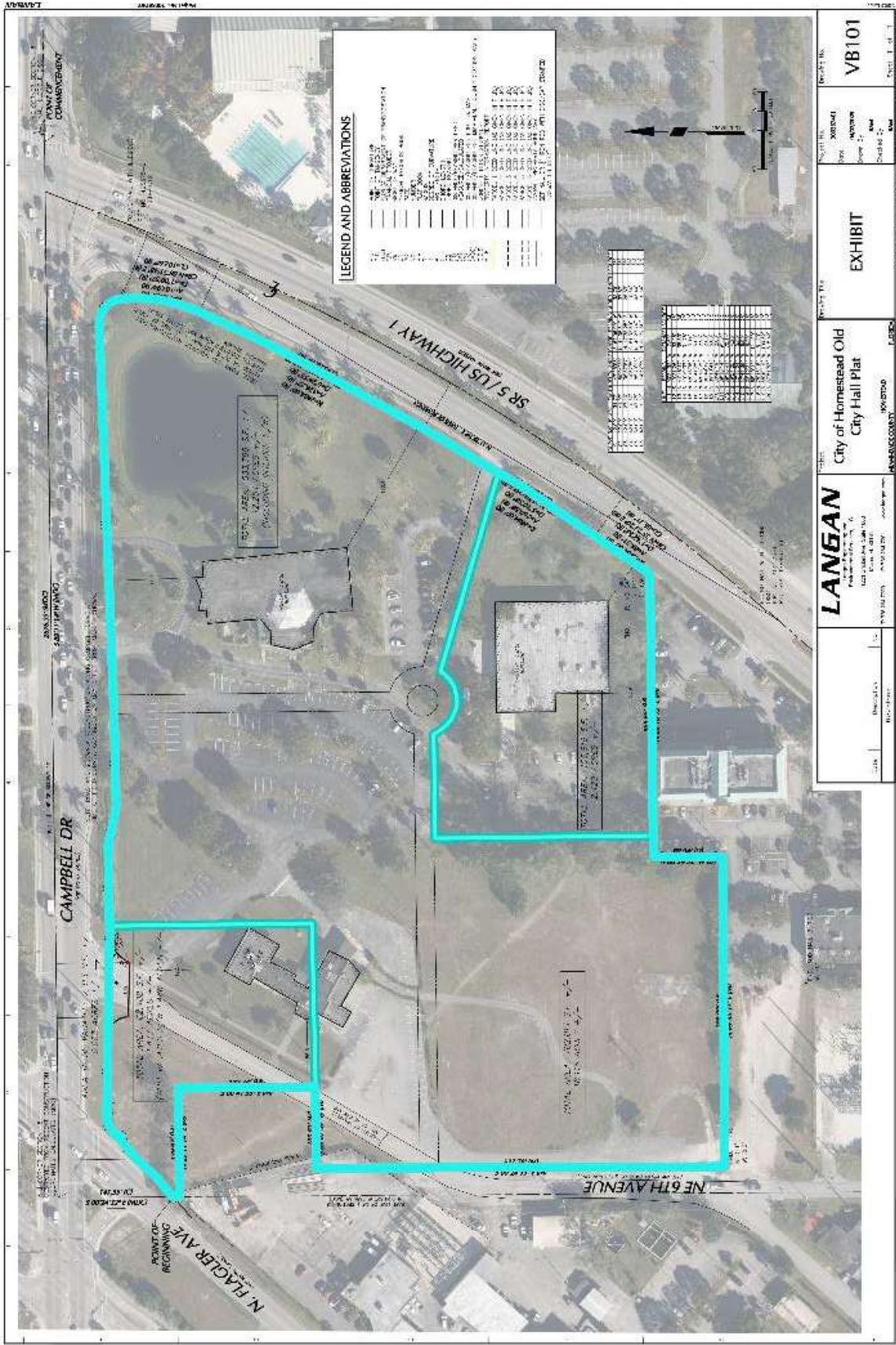
- April:** General Concept Council Workshop
- May:** Formalized Concept Council Workshop and initiate Zoning / Comp Plan amendments
- July:** Council approval and transmittal of Tentative Plat, Zoning / Comp Plan parcel changes, issue RFP and 163 Notice
- Sept:** RFP and 163 Notice responses due
- Jan:** Anticipated County response to plat
- Feb:** Council approval of Final Plat
- May:** Finalize Development Agreement

Site

Campbell Drive

US Highway 1





2025 Survey



Strengths / Opportunities



- Large underutilized site, adjacent to two (2) primary thoroughfares, and proximity to South Dade Busway with increasing public demand for mass transit
- Economic & job growth in South Dade increasing development opportunity
- Local apartment fundamentals reflect high occupancy rate and net absorption
- Opportunity for higher density, mixed-use including multi-family residential, retail, office, hotel and entertainment
- Miami-Dade County SMART Plan and goals to increase affordable and workforce housing in transit corridors
- Investor and developer interest is robust for vacant lots and redevelopment opportunities in south Miami-Dade County submarket

Note: summarized from the 2024 Appraisal Report

Weaknesses / Threats



- Unknown time & cost to perform environmental assessments and achieve municipal approvals & entitlements
- Substantial volume of new and under construction affordable & market rate apartment projects in the Homestead / South Dade County submarket
- Substantial public incentives & private capital investment required to achieve development success
- Commercial real estate market conditions have deteriorated at the macro level. The significant recent increase in cost of capital and reduced volume of transaction activity is impacting price discovery and creating an increase in uncertainty.

Note: summarized from the 2024 Appraisal Report

Appraisal Report



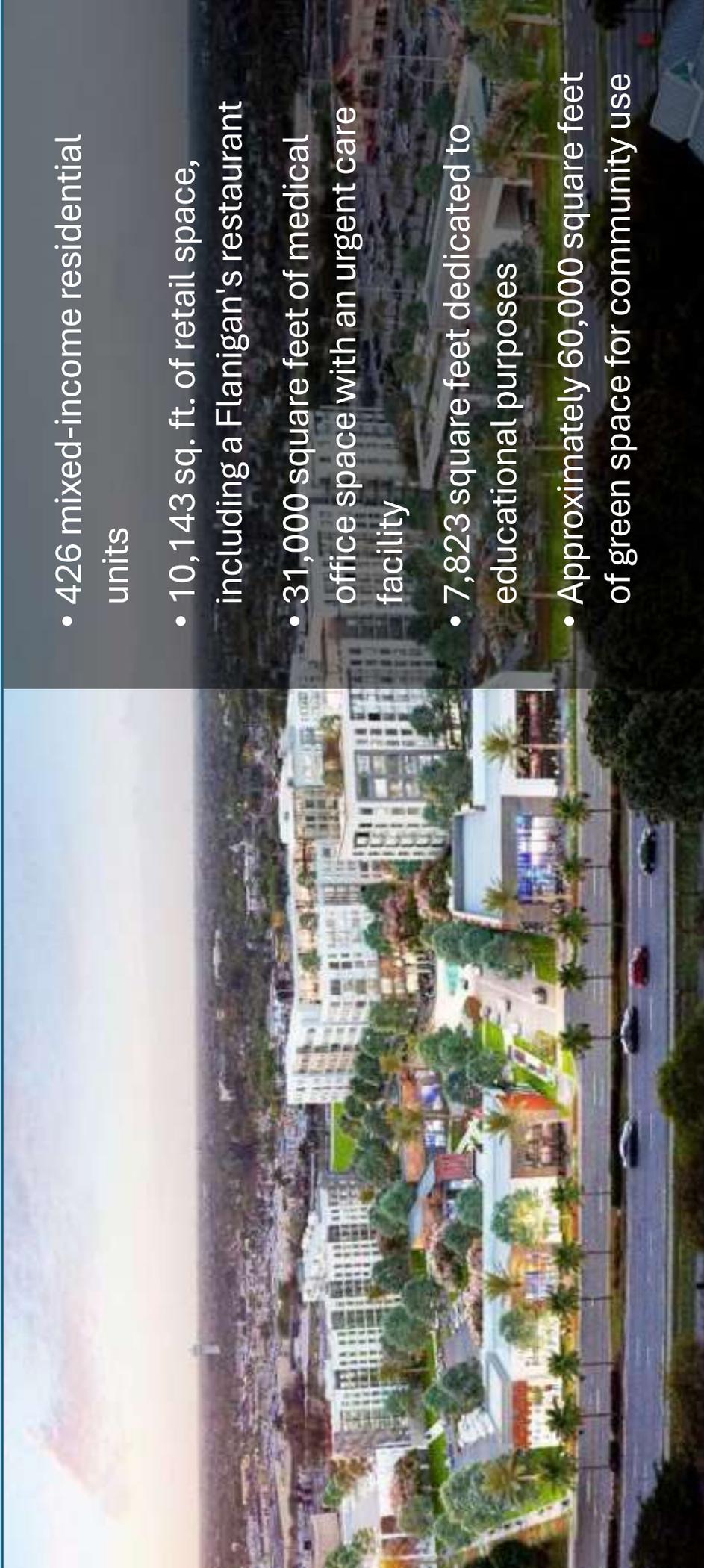
Maximum productivity identified in the Appraisal Report:

- Mixed-use multi-family and retail property
- Recommended density of 20 to 25 DU/AC (dwelling units per acre) or 340 to 425 residential units
- 0.50 to 0.60 FAR (floor area ratio) blended across the entire site

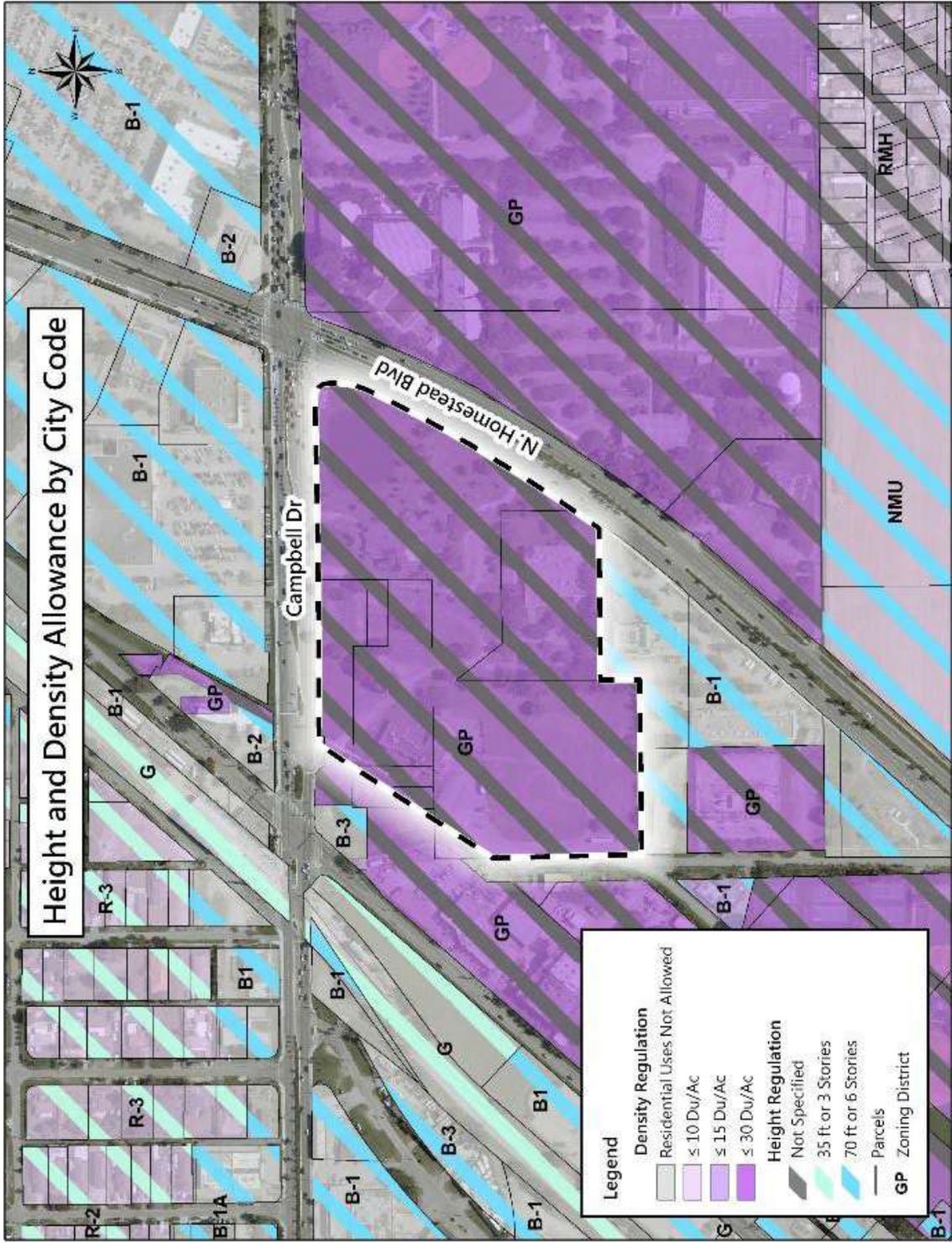
Cityplace, Related Urban

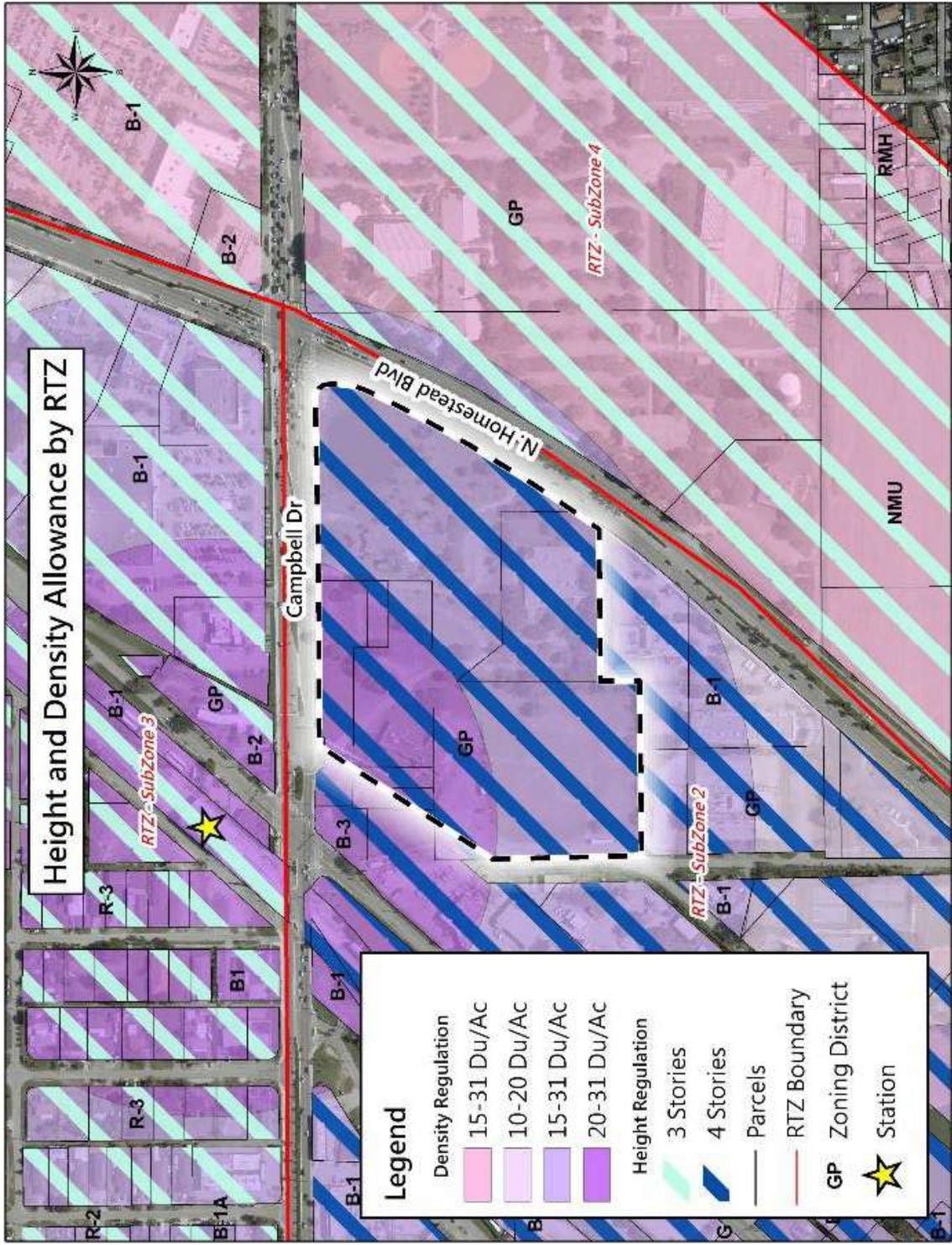


- 426 mixed-income residential units
- 10,143 sq. ft. of retail space, including a Flanigan's restaurant
- 31,000 square feet of medical office space with an urgent care facility
- 7,823 square feet dedicated to educational purposes
- Approximately 60,000 square feet of green space for community use



City Code





RTZ



Live Local



2024 Charrette



"New Urbanism" is a movement in urban planning that embodies 10 basic principles:

- 1) **Walkability** - 10 minute walking distance to home and work along pedestrian friendly streets;
- 2) **Connectivity** - interconnected street grid with public spaces within a hierarchy of street types;
- 3) **Mixed-Use** - mix of uses within blocks and buildings while accommodating a diversity of incomes;
- 4) **Mixed Housing** - range of housing types and prices within proximity;
- 5) **Quality Architecture and Urban Design** - emphasis on creating a sense of place;
- 6) **Traditional Neighborhood Structure** - contains a range of uses and densities with public spaces throughout;
- 7) **Increased Density** - more efficient use of services and resources by putting closer together a mix of uses;
- 8) **Transportation** - provides for alternative modes of transportation;
- 9) **Sustainability** - uses eco-friendly technologies and has minimal environmental impact;
- 10) **Quality of Life** - creates places that enrich, uplift, and inspire the human spirit.



CAMPBELL DRIVE DISTRICT

CITY OF HOMESTEAD CHARRETTE 2024

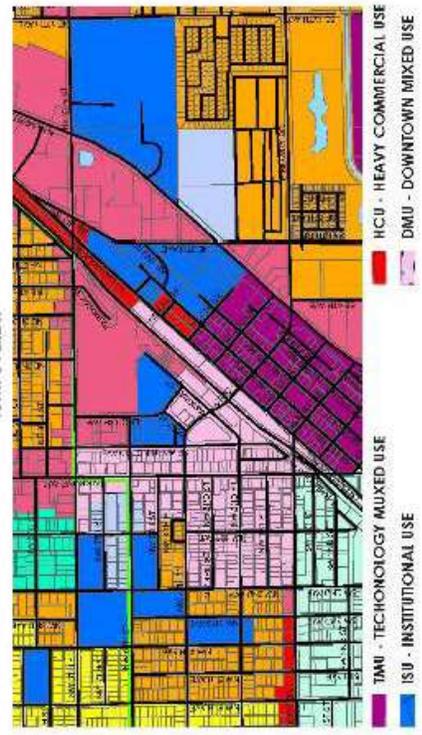
The **Campbell Drive District** is a slice of property approximately 1.5- deep that is 10 acres bound on the east along North Leger Avenue, the West along the South Miami Biscayne, the South on East Kiewit Drive, and the West along Campbell Drive. The F.U.M. map indicates that this area is part of the Downtown Mixed Use District. The zoning shows that the land is general use and retail commercial with a portion owned by the City of Homestead. The current use of a vast majority of the land is parking for Miami-Dade College.

The Downtown Mixed Use District allows for a mix of uses including commercial and residential. The maximum height is six stories, the maximum density is 60 du/acre, and the required parking utilizes shared parking.

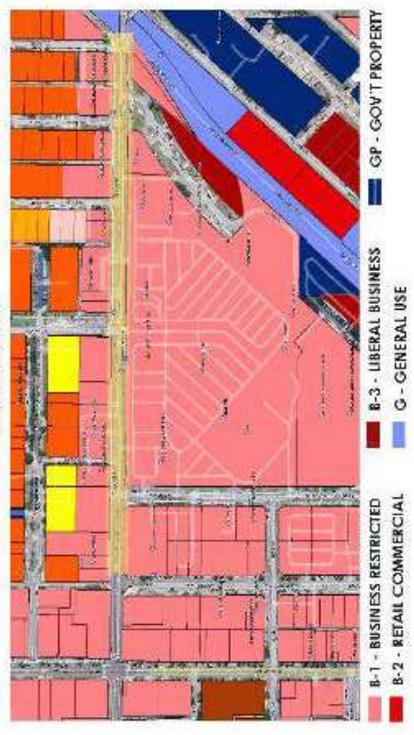
STUDY AREA



F.U.M. OVERLAY



ZONING OVERLAY





OLD CITY HALL SITE



The "OLD CITY HALL SITE" is the cornerstone gateway to the City of Homestead. What gets built on this site will reflect the "citizens' vision" for the rest of the districts within the heart of the city. The site is large enough to establish a mixed-use, four-block area that includes:

Integrated Parking:

Smart parking solutions to optimize space and reduce the footprint of parking areas. Consideration of underground or multi-story parking to maximize the use of surface areas for other community benefits.

Urban Street Edge:

Active street frontages with ground-level retail, cafes, and services that engage pedestrians and create a vibrant street life. Pedestrian-friendly sidewalks, street furniture, and landscaping to enhance the urban experience.

Public Plaza:

A central gathering space for community events, markets, and social interactions. Designed with flexibility to host a variety of activities and equipped with seating, lighting, and greenery.

Pocket Park:

A small, accessible green space providing a quiet retreat within the urban environment. Equipped with benches, playground equipment, and shaded areas to encourage use by all age groups.



Stormwater Management:

A body of water designed to absorb stormwater run-off, reducing the risk of flooding and contributing to the site's aesthetic and ecological value. Incorporation of sustainable drainage systems (SuDS) like rain gardens, permeable pavements, and bioswales to manage water on-site and promote groundwater recharge.



By integrating these elements, the "OLD CITY HALL SITE" can set a standard for sustainable, community-focused development in Homestead. This mixed-use development will not only provide essential amenities and services but also create a vibrant, attractive environment that reflects the aspirations of its citizens and serves as a model for future development in the city.

Scenario 1



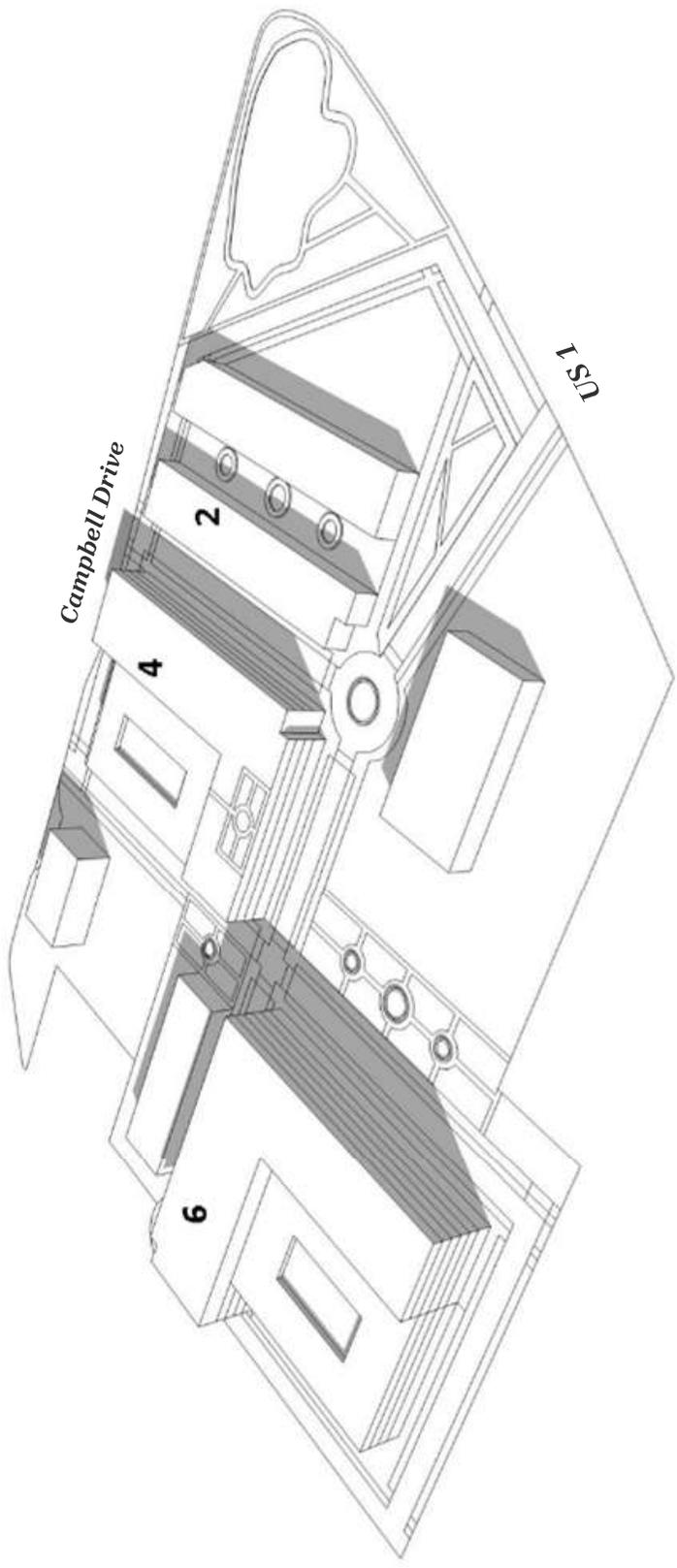
Legend

- VA Site
- 2-Stories (Commercial)
- 4-Stories (Mixed-use)
- 6-Stories (Mixed-use)



Concept Summary

- Residential Units: 440
- Commercial: 80,000 sq. ft.
- Maximum Height: 6 stories
- DU / AC: 27.5



Scenario 1





Scenario 1



Scenario 2



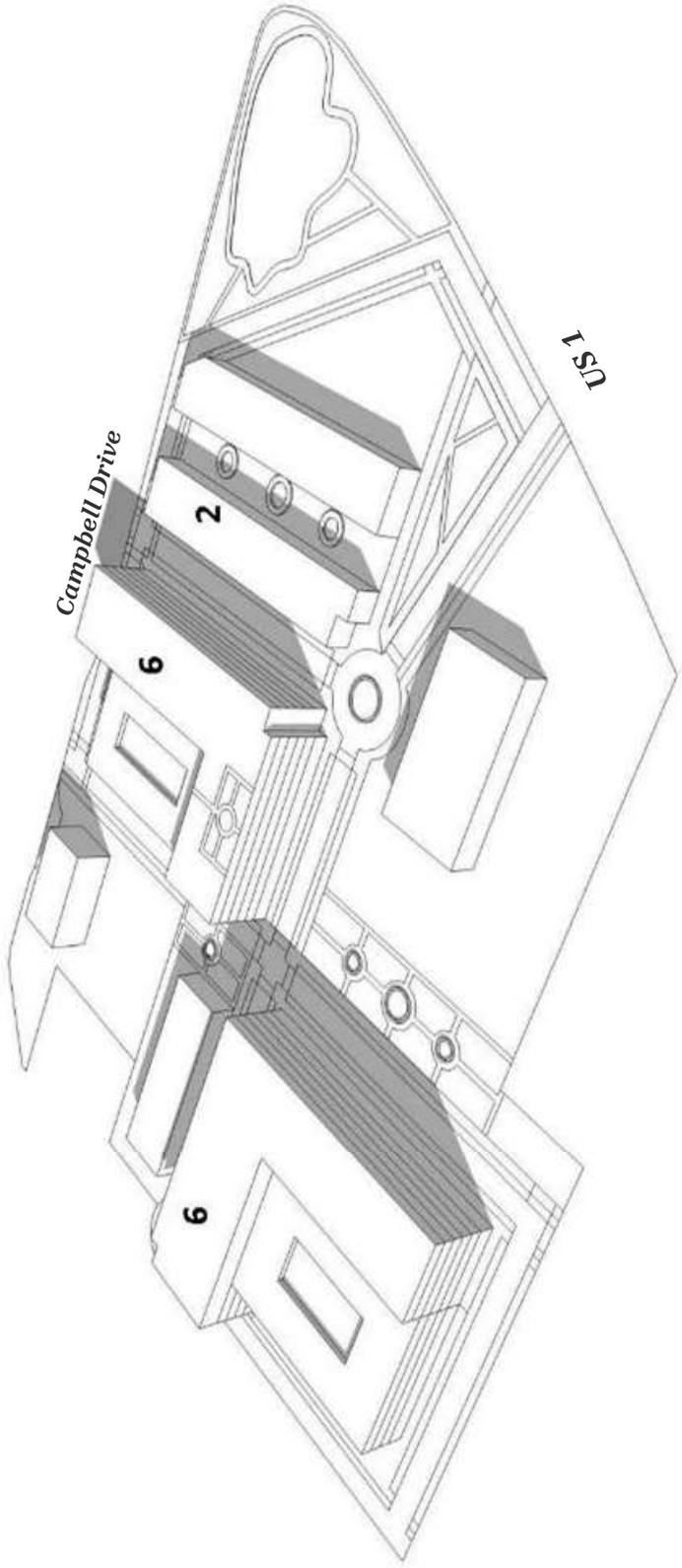
Legend

- VA Site
- 2-Stories (Commercial)
- 4-Stories (Mixed-use)
- 6-Stories (Mixed-use)



Concept Summary

- Residential Units: 520
- Commercial: 90,000 sq. ft.
- Maximum Height: 6 stories
- DU / AC: 32.5



Scenario 2





Scenario 2



Scenario 3



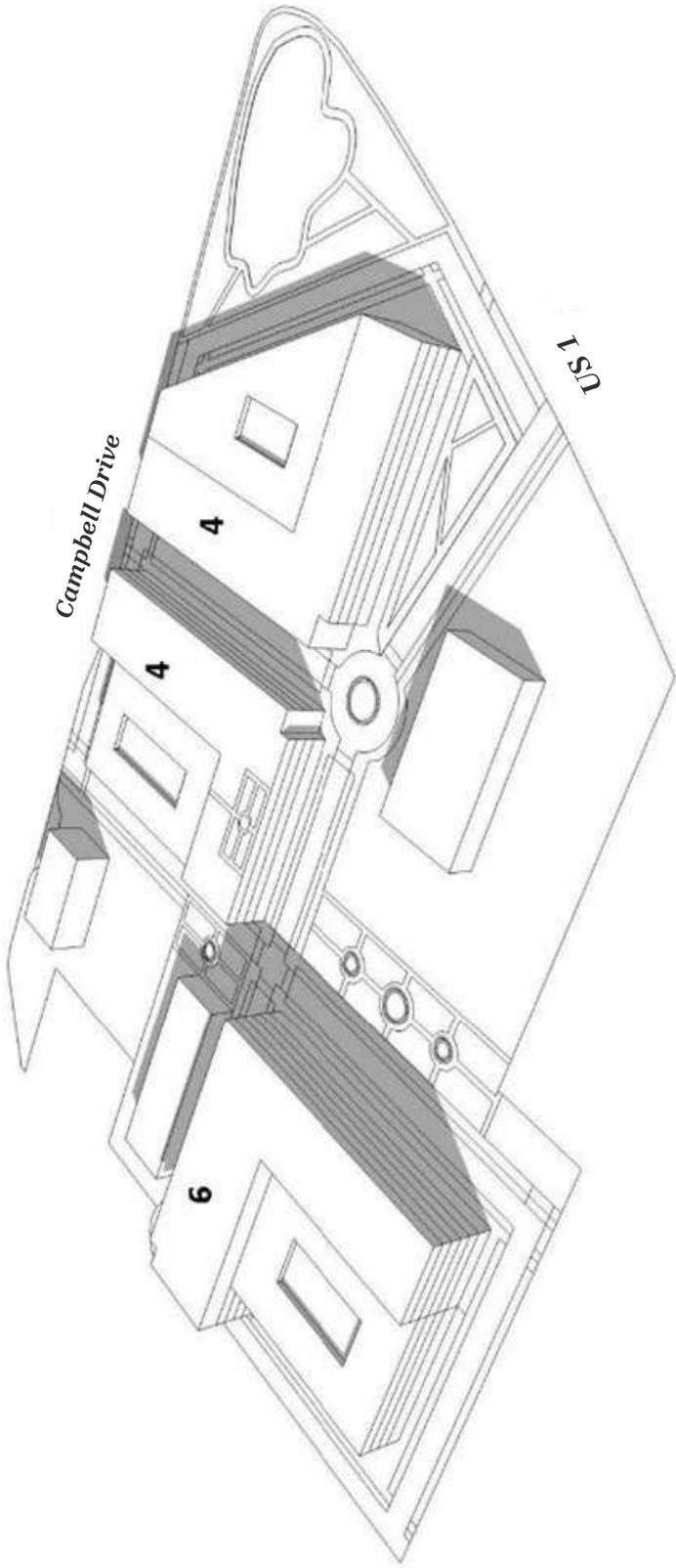
Legend

- VA Site
- 2-Stories (Commercial)
- 4-Stories (Mixed-use)
- 6-Stories (Mixed-use)



Concept Summary

Residential Units: 615
Commercial: 70,000 sq. ft.
Maximum Height: 6 stories
DU / AC: 38.4



Scenario 3





Scenario 3



Scenario 4



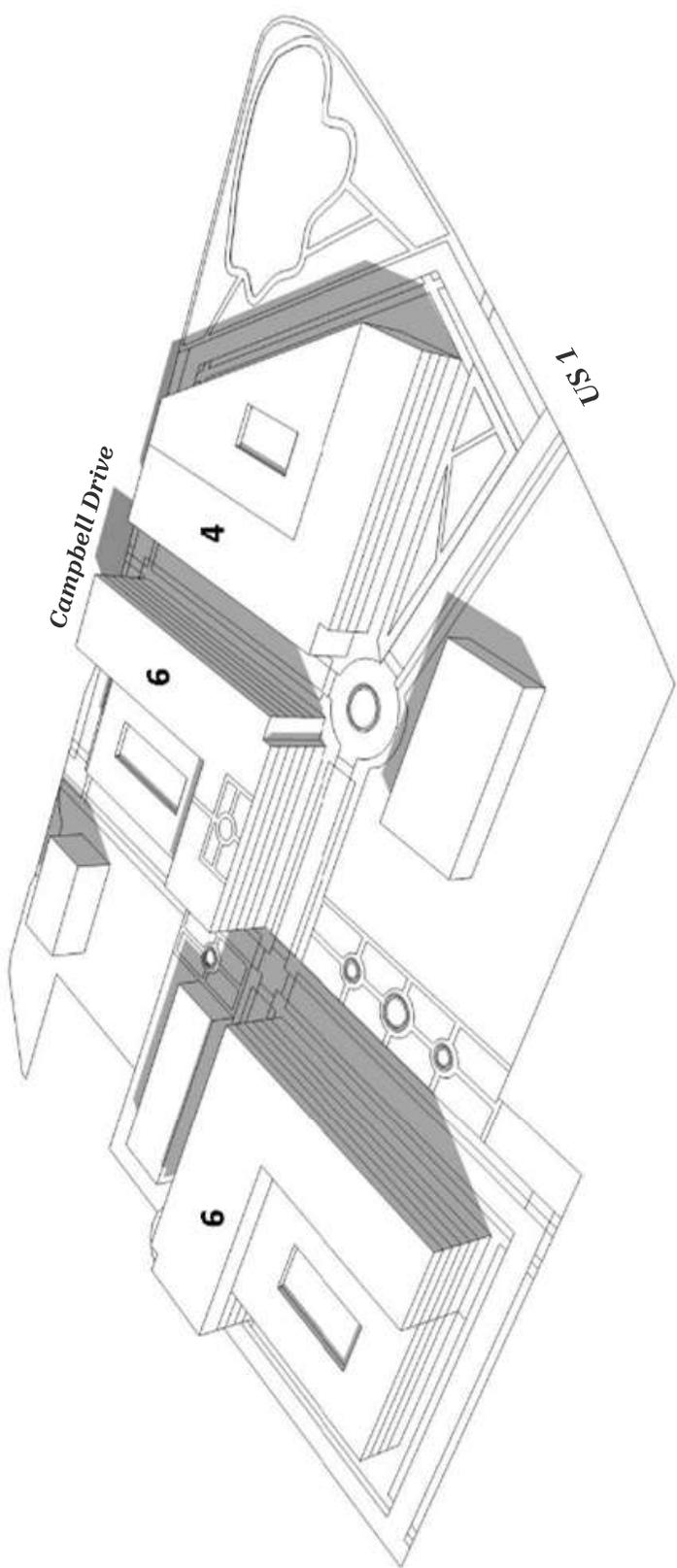
Legend

- VA Site
- 2-Stories (Commercial)
- 4-Stories (Mixed-use)
- 6-Stories (Mixed-use)



Concept Summary

- Residential Units: 735
- Commercial: 70,000 sq. ft.
- Maximum Height: 6 stories
- DU / AC: 45.9



Scenario 4





Campbell Drive

US 1

4

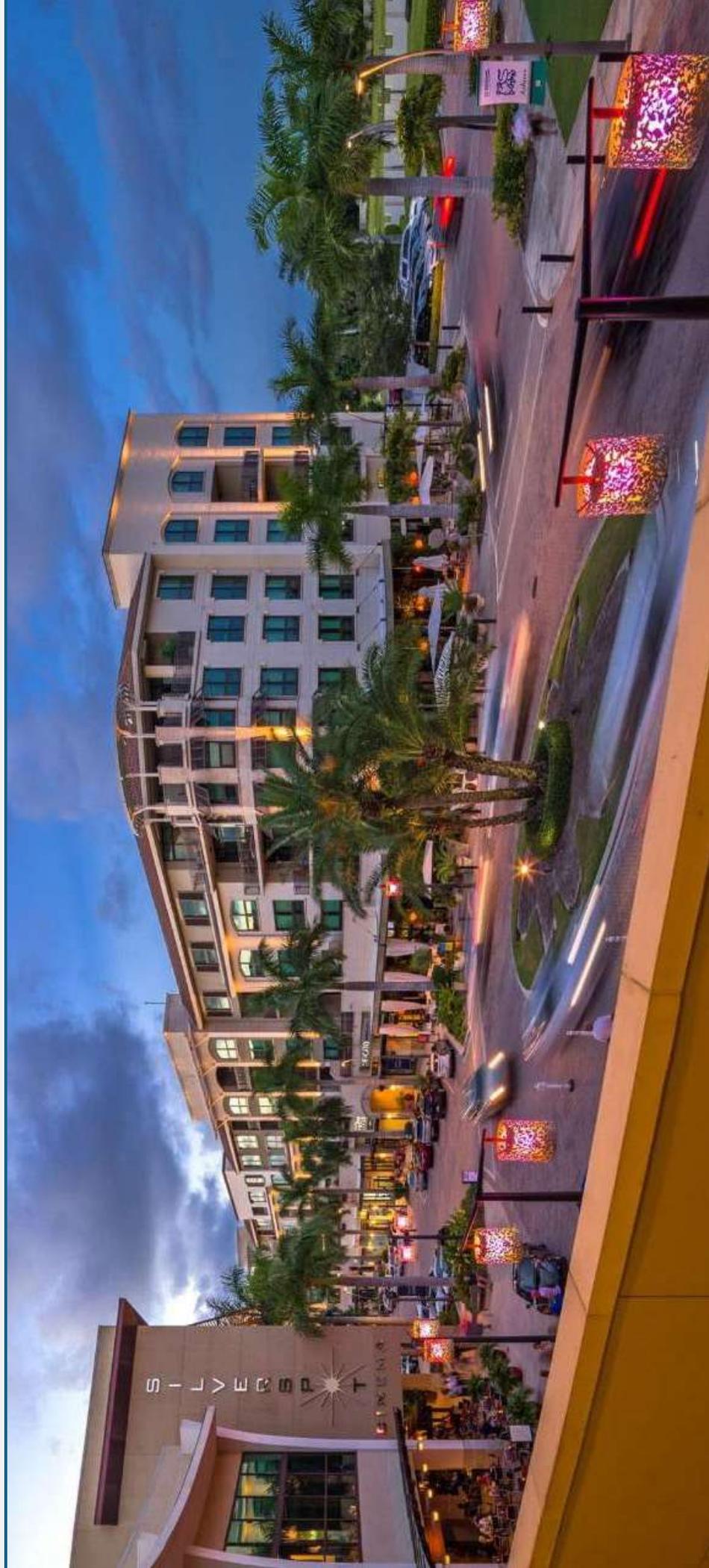
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Scenario 4

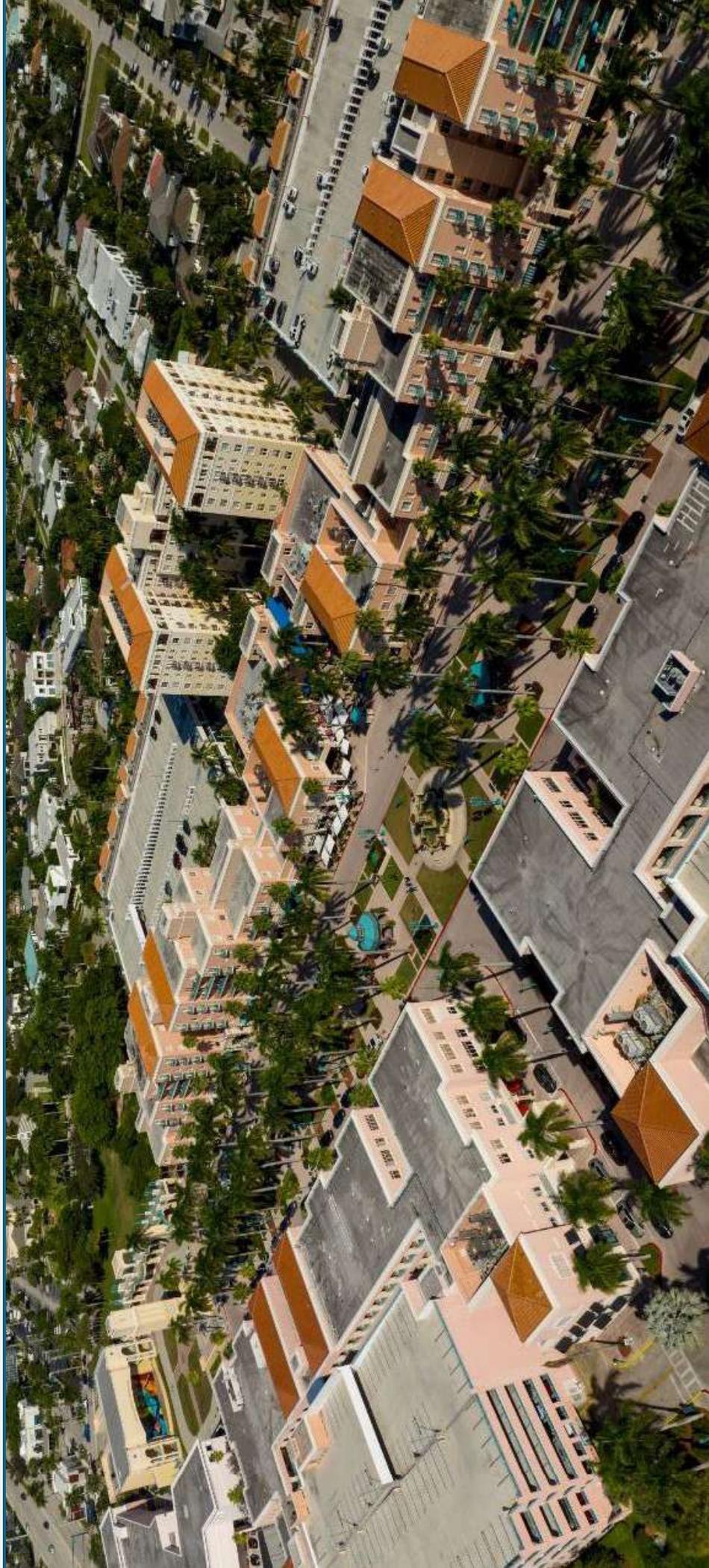


Naples

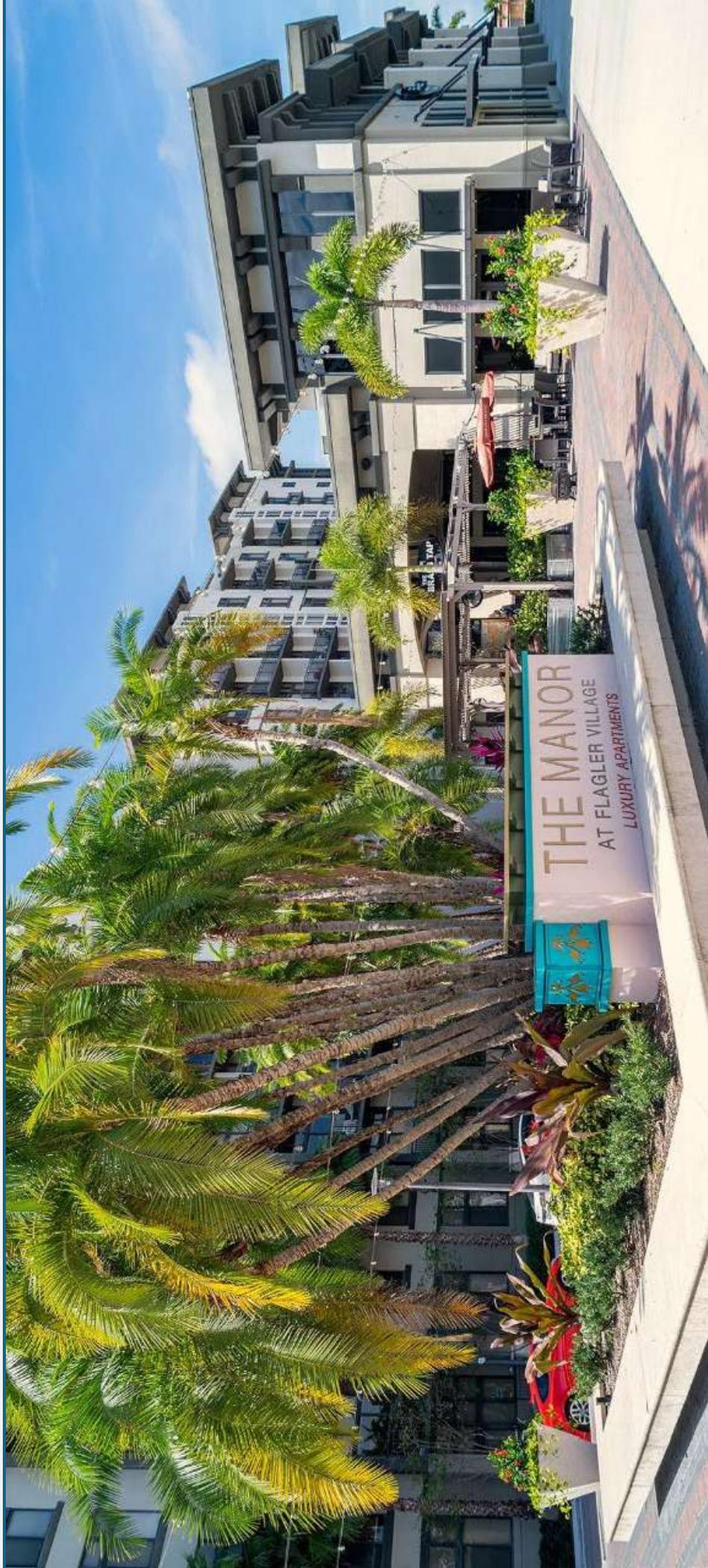




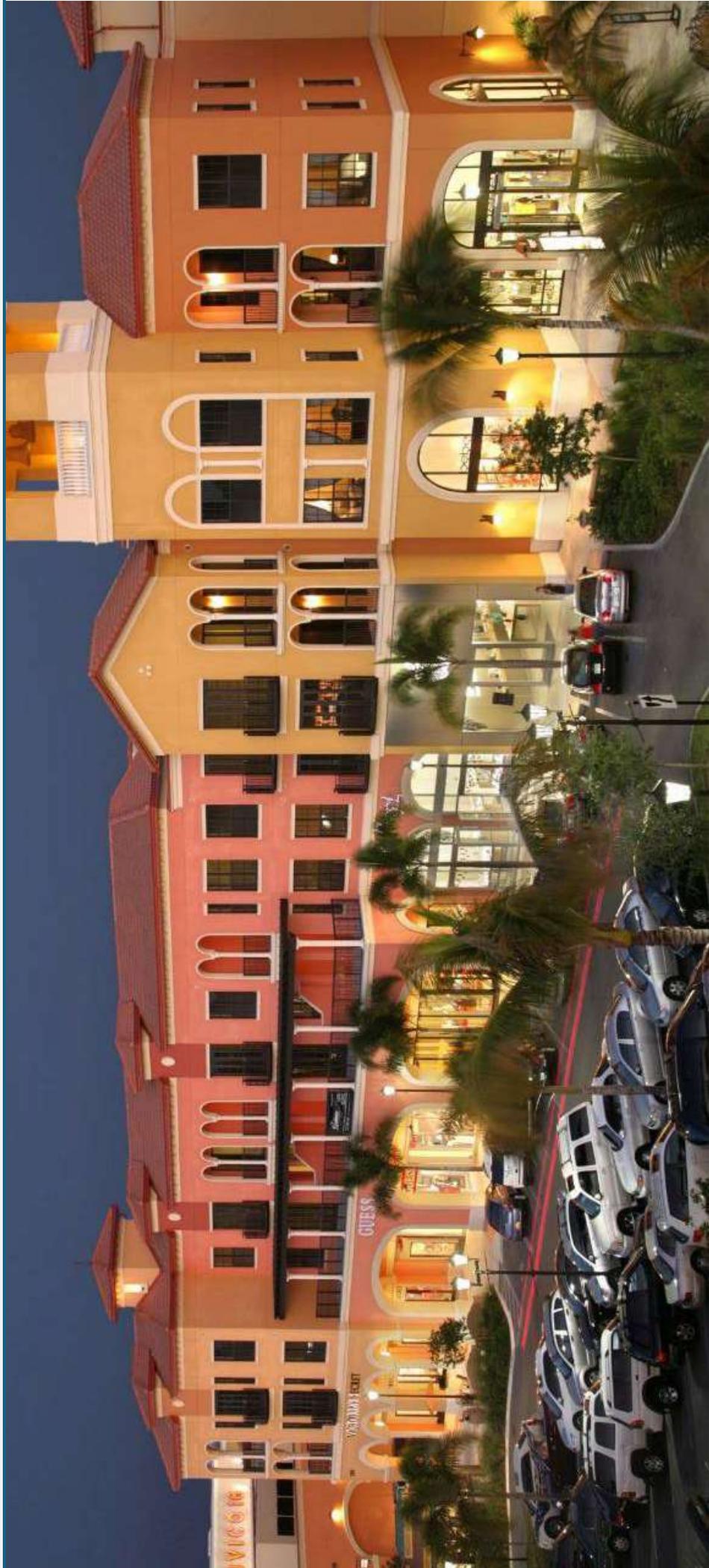
Boca Raton



Fort Lauderdale



Estero



Historic Downtowns



Many factors contributed, and still challenge the vibrancy of historic Main Streets:

1. Suburban outgrowth
2. Endless strip retail and big box commercial
3. Increased distance and travel time
4. Family makeup
5. Zoning codes
6. E-commerce, i.e., Amazon
7. Delivery services, i.e., Uber Eats

Historic Downtowns



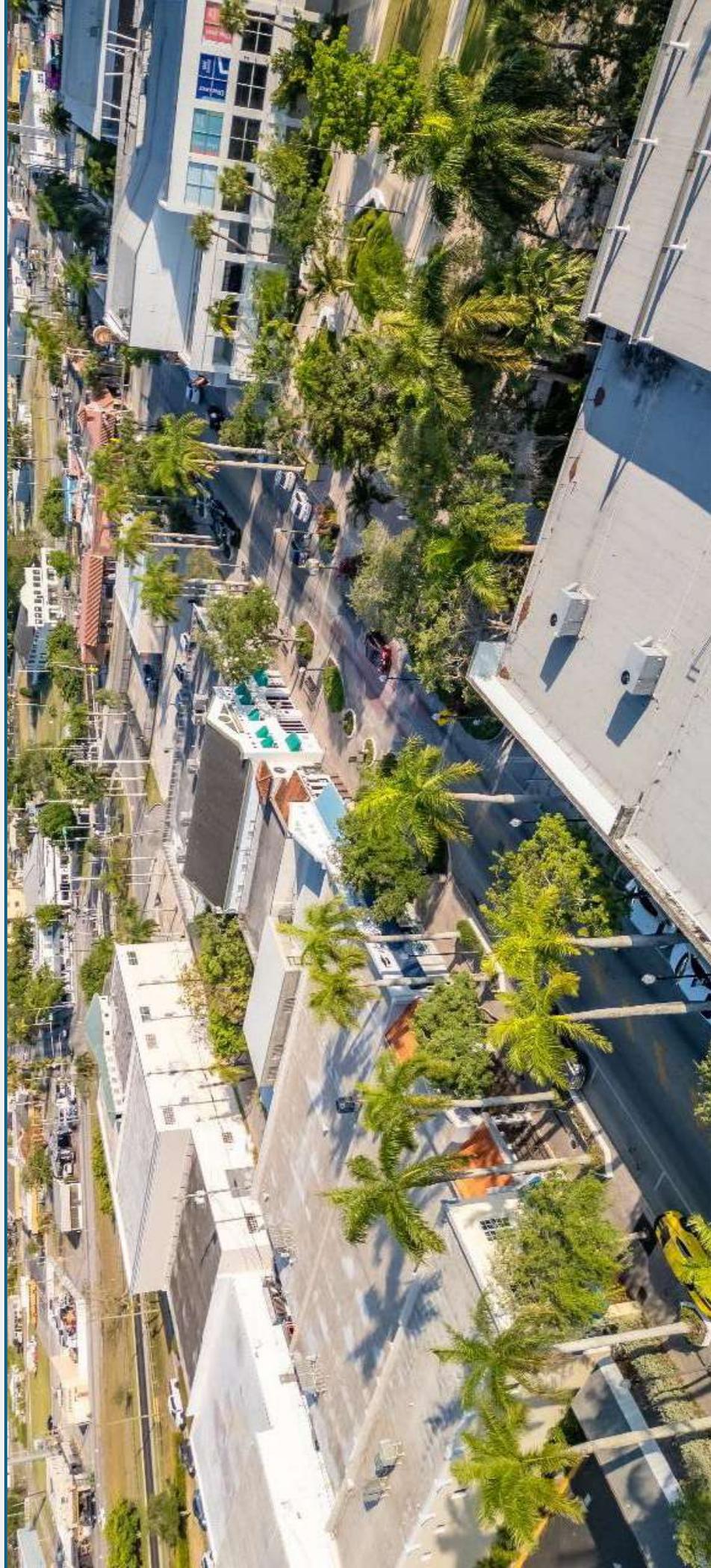
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A vibrant historic Main Street is dependent upon three critical factors:

1. Authenticity
2. People
3. Disposable spending

Downtown, Authenticity



Downtown & People



Urban Planning Rule of Thumb:

- Conservatively, a traditional Main Street needs somewhere between 1,000 and 2,000 residential units, or a population of 2,000 and 4,000 people within a 5-to-10-minute walking distance*
- We are a large City with many self-sufficient neighborhoods. Beyond City Hall, there is no need for people to visit Downtown
- The Southwest Neighborhood is the predominant Downtown neighborhood and is comprised primarily of conventional single-family housing

* Assumes moderate incomes or higher.

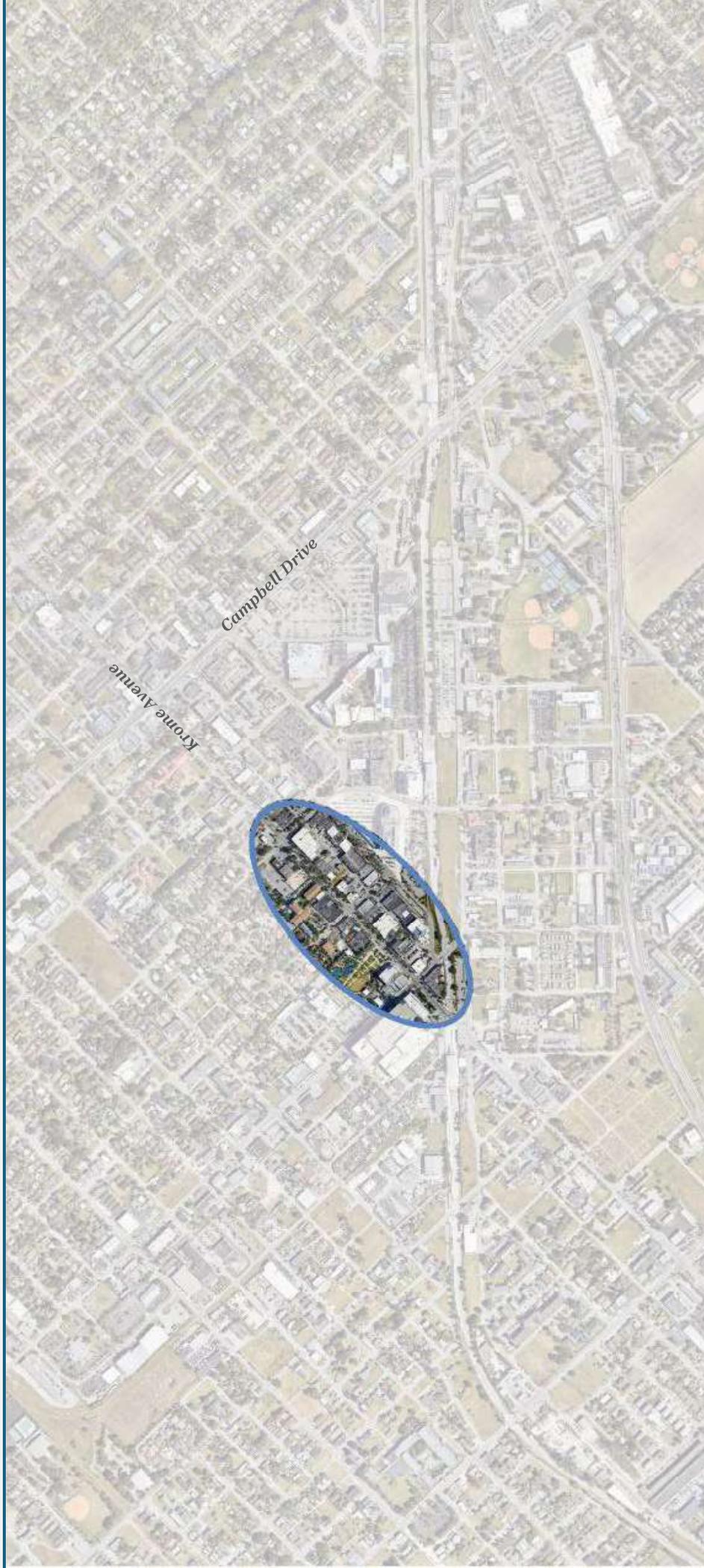
Downtown & Spending



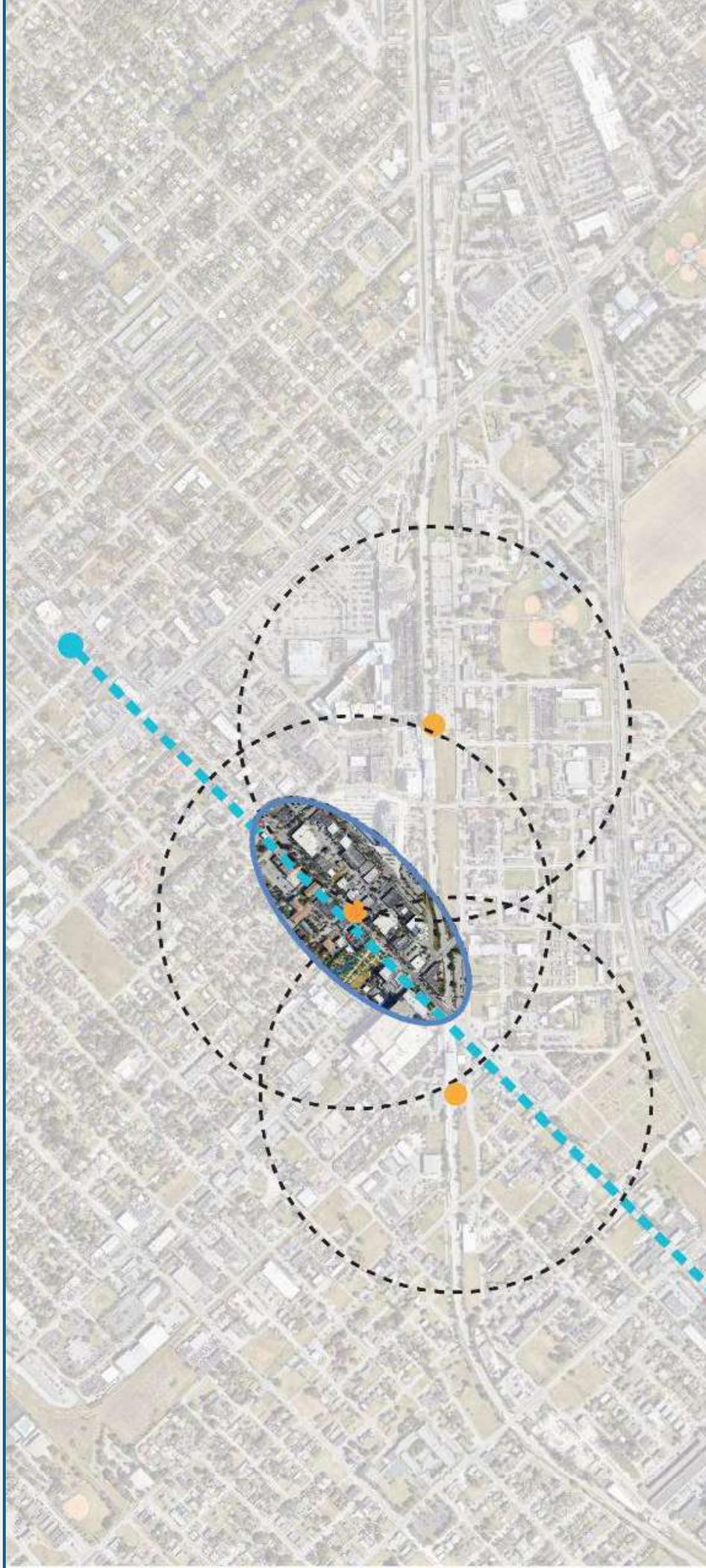
Downtown Spending Rules of Thumb:

- A typical Main Street storefront needs about \$200,000 to \$400,000 per year in sales to be viable
- This means each household, within a 10-minute walk, needs to contribute \$2,000 to \$5,000 per year in local spending to keep businesses afloat
- The Southwest Neighborhood is our most economically challenged in the City

Downtown, Core

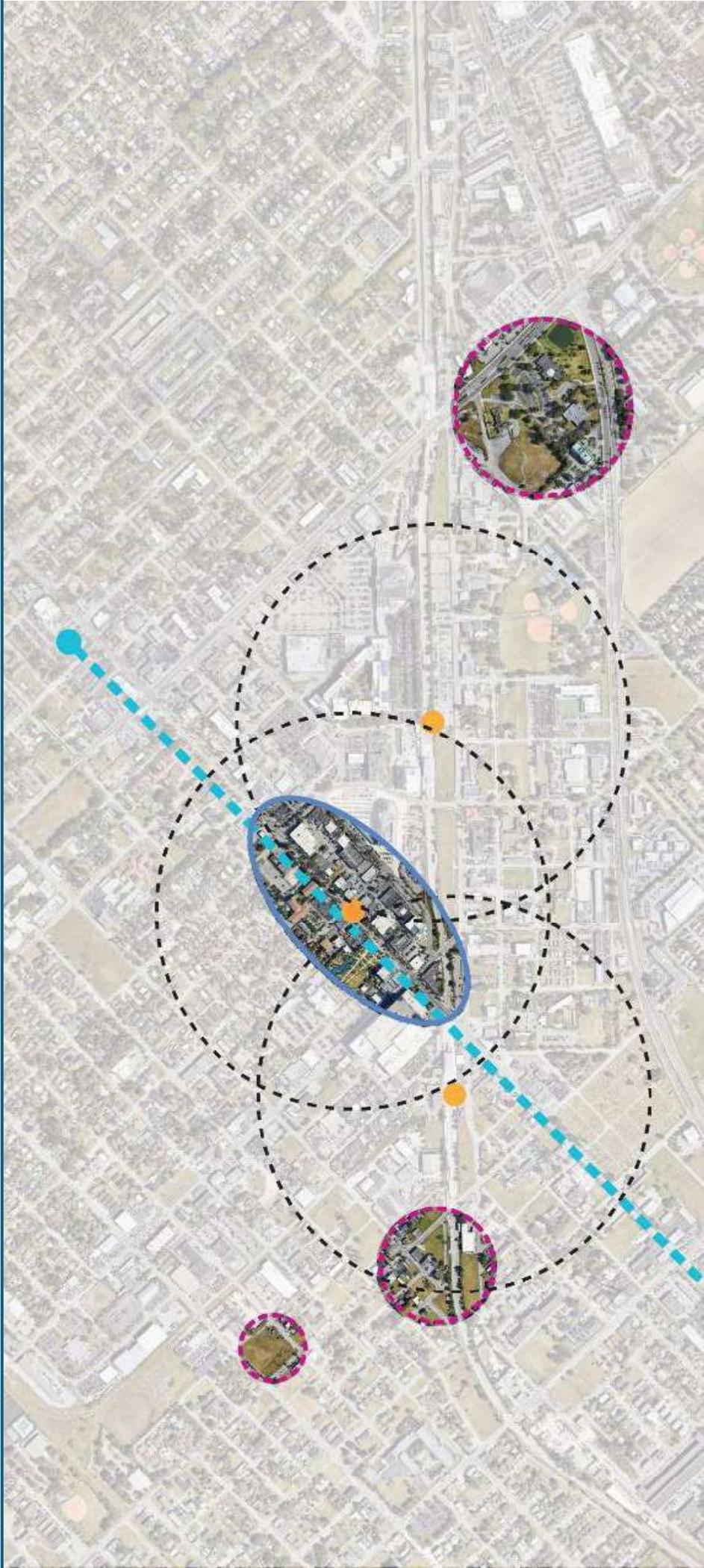


Downtown, 5 to 10 Min. Walk

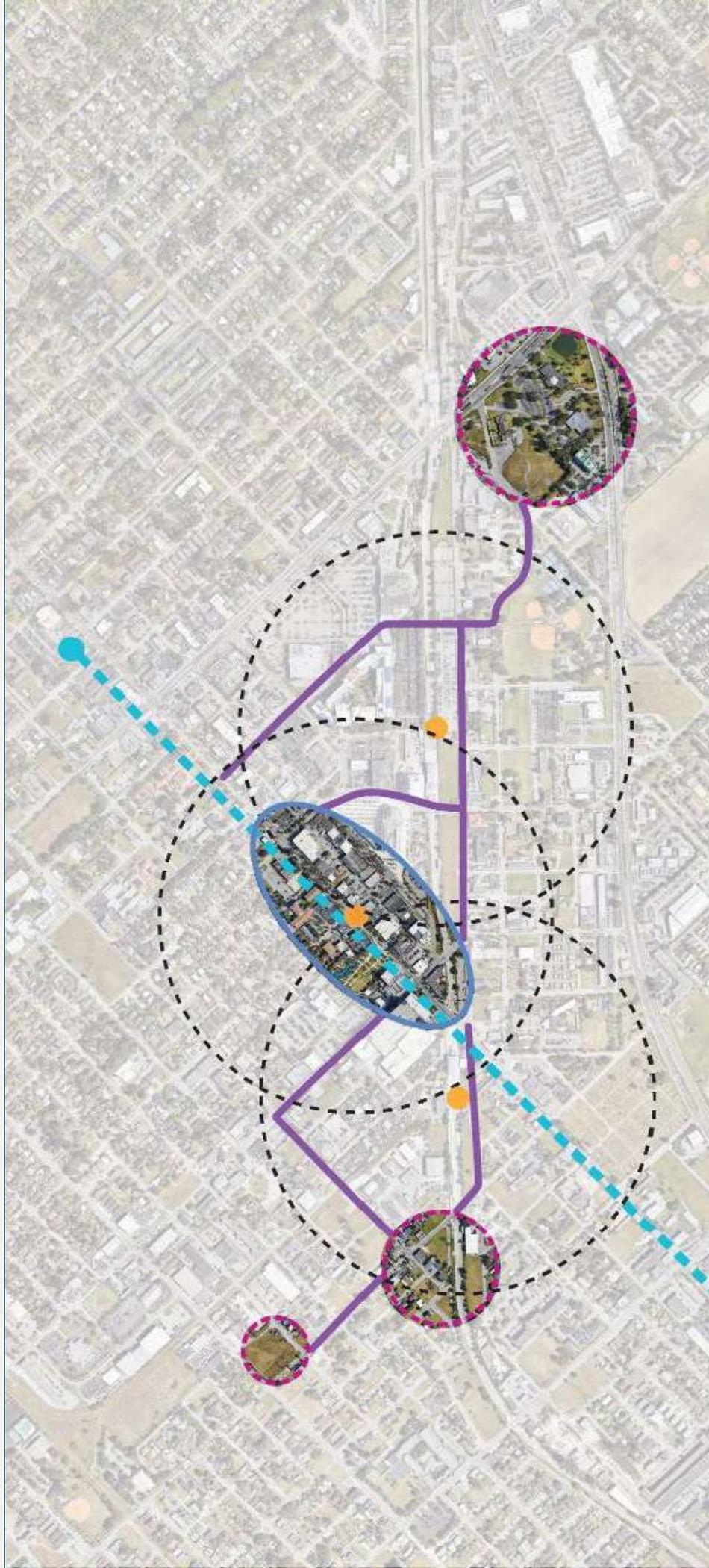




Downtown, Development



Downtown, Connectivity



Recommendation



Concept Summary

Residential Units: 735

Commercial: 70,000 sq. ft.

Maximum Height: 6 stories

DU / AC: 45.9

Recommendation

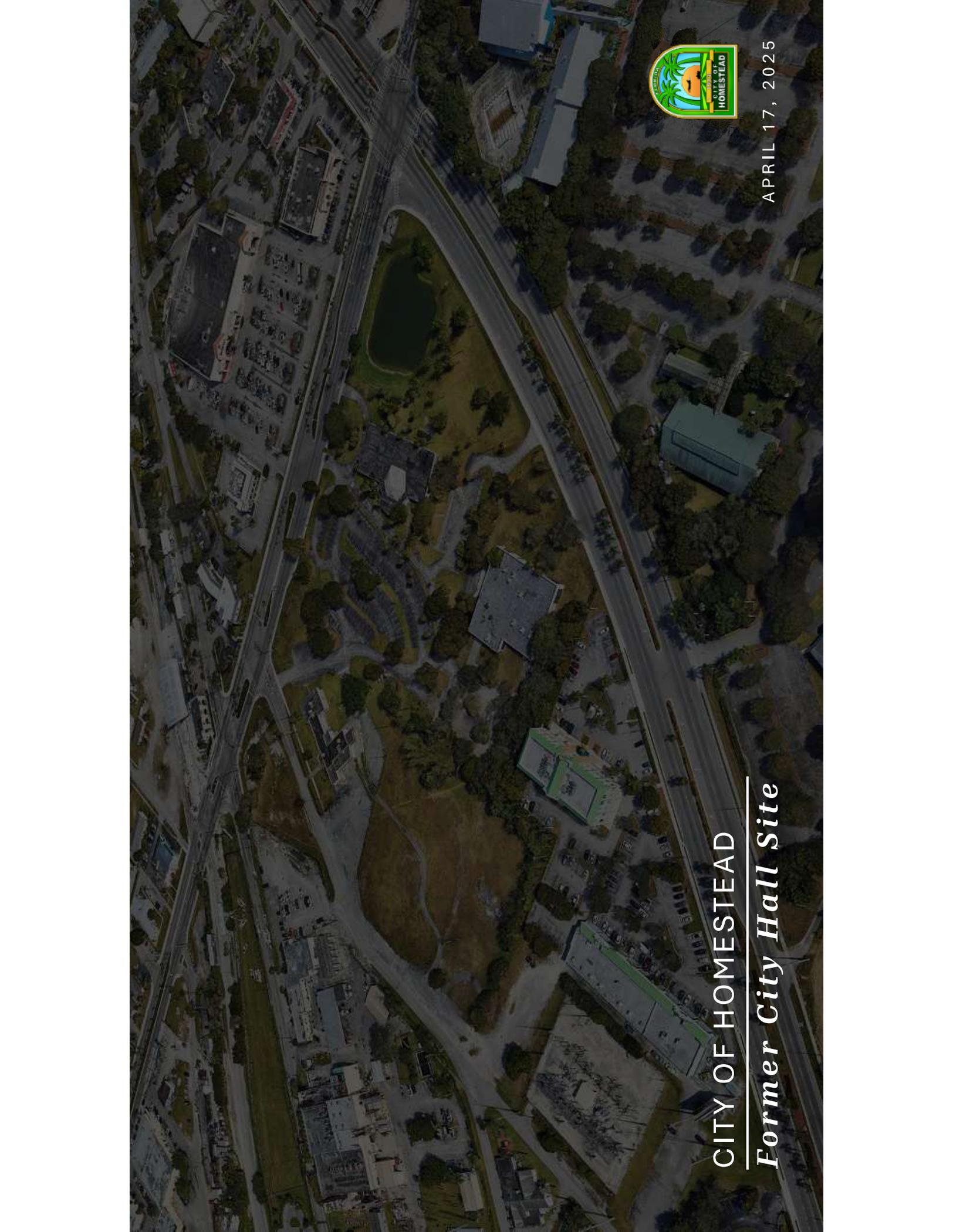


1. Minimum 4-story and capped at 6-story
2. Aim for market rate multi-family for-sale condominium housing with luxury component if possible
3. Elevate design standards of buildings and public realm
4. High level green / park spaces to reflect the quality of Losner Park
5. Create strong pedestrian, bicycle, and vehicular connection to the Downtown Core

Reasoning



1. Largest redevelopment opportunity west of US and can support substantial development
2. Tiered approach with 4-story corner building and 6-story rear buildings softens visual perspective, while remaining compatible with heights of City Hall, Homestead Station, and MDC
3. Leverage the City owned property and CRA tools to make financially feasible to private development
4. Limited full block redevelopment opportunity in the foreseeable future west of Flagler Avenue
5. It is critical we use the opportunities we have to help Core Downtown attract and retain commercial uses



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