



**City of North Miami, Florida
Parks, Recreation and Open Space Master Plan**

**Volume 1
Master Plan**



City of North Miami Park System Master Plan

Prepared for:
The City of North Miami, Florida

Prepared by:
The RMPK Group, Inc.
March, 2007





table of contents

Chapter 1 Introduction	1	Chapter 5 Implementation	46
A. Project Overview	2	A. Overview	46
B. Project Location	4	B. Park Land Facilities and Implementation Plan	47
C. Project Goals	5	B1. Capital Improvements Plan	47
D. Project Methodology	6	B2. Funding and Phasing Strategy	63
Chapter 2 Goals and Objectives	7	C. Land Use Policy Implementation Plan	71
A. Overall Parks and Recreation System Goals	7	C1. CRA Plan	71
B. Park Land Facilities and Programs	8	C2. North Miami Comprehensive Plan	71
C. Land Use and Policy Planning	10	C3. Land Development Regulations	72
D. Administration and Management	10	D. Administration and Maintenance Implementation Plan	73
Chapter 3 Park System Standards	12	D1. Departmental Organization	73
A. Introduction	12	D2. Programs	73
B. The City-Wide Park System	13	D3. Planning and Development	75
C. Description of the Park System	13	D4. Operating and Maintenance Budget	76
D. Park Facilities Standards	22	D5. Revenue Generation	77
Chapter 4 Master Plan	25	D6. Sustainable Design Practices	80
A. Introduction	25	Conclusion	81
B. Park Location Criteria	31		
C. Community Parks	35		
D. Neighborhood Parks	38		
E. Sports Parks	43		
F. Special Use Parks	44		
G. Passive Greenspaces	45		

City of North Miami Parks and Recreation Department

The City of North Miami has made a commitment to its citizens “...to improve the quality of life through parks and recreation services and create a connection between the community, its partners and the City of North Miami.” This excerpt from the Parks and Recreation Department’s mission statement underlines the importance of connectivity, be it physical or emotional, in creating and sustaining a viable community.

Parks and recreation services have the advantage of contributing to both a physical and emotional connection to a community. They are an essential ingredient in any quality community. Throughout history, parks have provided a variety of benefits that contributed to the livability of a city. Today, any type of city can capitalize on the same benefits, such as:

- Attracting recreation enthusiasts;
- Increasing property values;
- Providing public access to natural recreation areas and significant sites;
- Providing and enhancing animal and plant habitats;
- Conservation and preservation of natural and historic character;
- Contributing to the city’s identity and marketability;
- Improving public health by providing opportunities for activity and exercise;
- Enhancement of aesthetic quality; and
- Contributing to clean air and water.

A comprehensive and interrelated system of parks and recreation opportunities, which responds to the needs and values of local residents, engages the community. Citizens are motivated to support their local governments, become involved in community activities, and feel invested in their community. Community involvement and pride is a keystone of a livable and viable community.

A. PROJECT OVERVIEW

The City of North Miami is part of the South Florida metropolis, intertwined with the greater whole but retaining its own culture and identity. The city, almost fully built out, has reached a point in its evolution where in order to continue growth, it is necessary to redevelop aging infrastructure and civic centers, including parks, schools and libraries. To plan for this future, is it critical to understand the history of the City of North Miami, culturally and politically.

An eight-foot wide trail, cut through dense vegetation in 1856, marked the beginning of a settlement in the area now known as the City of North Miami. The U.S. Army was creating the Military Trail - Dade County's first roadway that linked Fort Lauderdale to Fort Dallas. It wasn't until 1891 that the first pioneer bought land from the State of Florida and settled in what was to become Arch Creek. The arrival of Henry Flagler's railroad at Arch Creek Depot opened the area to more settlers and business exchange, resulting in the creation of a thriving farming community at Arch Creek.

Through the 1910's, the community continued to prosper in farming, but the Florida land boom of the 1920's changed the face of the community. The digging of the Biscayne Canal in 1924 drained the land, creating arid soil and priming the location for development. Thus, the area was incorporated as the Town of Miami Shores on February 5, 1926.

After its incorporation, the town continued to grow and develop slowly until post World War II. After the war, Jewish immigrants, military veterans and their young families flooded to the area and stimulated a time of home building and infrastructure development, attracting businesses and causing rapid growth.

This trend of rapid growth continued up until recent history. The City experienced a positive growth trend until approximately the year 2000. According to the U.S. Census Bureau, the population for the City of North Miami was 49,998 in 1990. In 2000, it had grown to 59,880; an increase of almost 20% over the decade. The estimate for the population in 2005 is 60,312; an increase of 432 persons.

The demographics of North Miami have changed as well. An influx of Haitians has diversified the local culture. The demographic change documented from 1990 to 2000 supports this anecdotal evidence.



Table 1.1 displays the U.S. Census data.

Table 1.1 North Miami

Race	1990	2000
White	63.0%	34.8%
Black or African American	32.0%	54.9%
Asian	2.1%	1.9%
Other	3.0%	3.2%

In addition, the City has seen an increase in individuals reaching official poverty status. In 1990, approximately 15% of the population was living below poverty level. In 2000 that had risen to 20.7% of the population.

North Miami has recognized these changes in their city and is taking steps to revitalize and invigorate the community. The creation of the North Miami Community Redevelopment Agency (CRA) in June 2004 highlighted the city's determination to improve their community. The CRA will implement a Redevelopment Plan which addresses ways North Miami can achieve the goals identified for its community. This Plan identifies the importance of open space and parks in a sustainable community. In anticipation of implementing this element, the city is taking a proactive step of developing a Parks, Recreation, and Open Space Master Plan.

Aerial View of Keystone Neighborhood - 1968



B. PROJECT LOCATION

The City of North Miami is located in northern Miami-Dade County, approximately eight miles north of Downtown Miami. It's eastern boundary is Biscayne Bay and it extends inland west of Interstate 95. Adjacent municipalities include: Opa Locka to the northwest, Biscayne Park to the south and North Miami Beach to the north.

Interstate 95, Biscayne Boulevard and the West Dixie Highway are the major north-south thoroughfares in North Miami. North 125th Street and North 135th Street are the major east-west corridors.



Figure 1.1 North Miami Location



C. PROJECT GOALS

This North Miami Parks, Recreation and Open Space Master Plan documents the existing parks and recreation facilities, analyzes the assets and constraints in the system, identifies standards for future development, assesses current and future needs and priorities, recommends a framework for a comprehensive parks and recreation system, and outlines the steps to implement the Plan.

Created with the collaborative effort of community leaders, interest groups, the general public and the City's staff, this Master Plan serves as the strategic decision-making tool for North Miami's future parks, open space, facilities and recreational programs. The Plan identifies the actions necessary to have a successful implementation. It includes recommendations that give guidance for: improving programs and services, creating a financially responsible organization, making land acquisitions and protecting open spaces, regulating parks and recreation requirements for new development, improving and establishing new facilities, and instituting continuous improvement processes.

The Master Plan is prepared to address the following key goals:

- Assess current and future needs for parks and recreation facilities and programs for the citizens of North Miami.
- Prepare a long-range phased plan to accommodate future needs.
- Preserve natural and cultural resources.
- Provide easy bicycle and pedestrian connectivity among parks and recreation facilities.
- Develop an effective parks and recreation services delivery system for North Miami's citizens:
 - Effective management, administrative and departmental structure;
 - Effective and responsive maintenance system;
 - Responsive recreation programs venue;
 - Land Development Regulations to provide for future needs;
 - Appropriate funding programs for future capital improvements; and
 - Creation of appropriate multi-jurisdictional partnerships for the provision of parks and open space services.



D. PROJECT METHODOLOGY

The following sequential methodology was utilized to create the Master Plan:

Project Inventory

- Inventory of the existing North Miami parks and recreational facilities and programs
- Inventory of cultural and natural resources
- Identification of important land use factors, including development underway or under review
- Inventory of existing park system management and administrative structure
- Inventory of the regional planning factors surrounding North Miami

Analysis

- Community demographic analysis
- Park needs and conditions analysis
- Park location and level of service analysis
- Administrative and management analysis
- Identification of future park opportunities and constraints

Conceptual Park System and Standards

- Development of park standards
- Development of conceptual park plans

Long Range Master Plan

- Master Plan concept
- Master Plan phasing

Implementation Plan

- Cost estimates for facilities and programs
- Administrative and management recommendations
- Funding alternatives





chapter two

Goals & Objectives

This chapter of the Master Plan summarizes the goals for North Miami’s park system based upon the public’s input. These goals will help enhance the community’s social, cultural and environmental well-being. Through public workshops residents have expressed what makes a parks and recreation system viable and usable. The goals and objective in this chapter were developed considering the input from the citizens, staff and key stakeholders in the North Miami community. They are organized in four categories:

- Overall Parks and Recreation System Goal
- Park Land, Facilities and Programs
- Land Use and Planning Policy
- Administration and Management

A. OVERALL PARKS AND RECREATION SYSTEM GOAL

GOAL 1 - Establish North Miami’s parks system as a legacy for future generations.

- Objective 1.1* Work proactively to establish a framework for an effective parks system by anticipating future demand based on population growth.
- Objective 1.2* Develop fully programmed, fully operational and well-maintained parks, facilities and programs that meet both current and future park and recreation needs of the community.
- Objective 1.3* Keep the public and local leaders informed about the value, benefits, conditions and needs of North Miami’s park system.
- Objective 1.4* Coordinate the planning, management, development and funding of parks, natural resources, trails and recreation needs and concerns with other North Miami departments and city, county, and regional planning efforts.
- Objective 1.5* Engage the residents to become stewards of North Miami’s parks and recreation system to help preserve the legacy for future generations.

B. PARK LAND, FACILITIES AND PROGRAMS

GOAL 2 - Design, build and maintain excellent parks and recreation facilities.

- Objective 2.1* Develop park design standards based on accepted national standards and customized to reflect North Miami's unique geography and demographic composition. Such guidelines will define parks by the facilities provided the minimum acreage; and the area and population to be served by each type.
- Objective 2.2* Upgrade and retrofit existing parks to meet the needs of the existing population, while preparing a framework for future parks planning that accounts for future growth.
- Objective 2.3* Design each park, natural area and open space to respect the unique attributes of its site and its neighbors, and according to its role in the overall parks and recreation system.
- Objective 2.4* Develop parks and facilities that are accessible and available to all residents; meet or exceed the requirements of the Americans with Disabilities Act.
- Objective 2.5* Use environmentally friendly, sustainable methods to build and care for parks, natural resources and recreation facilities.
- Objective 2.6* Protect North Miami's investment in its parks system by developing a set of low-maintenance design standards.
- Objective 2.7* Encourage the unique identity of North Miami's parks with the use of a consistent theme of signage, architecture and building materials that reflects the unique South Florida context.
- Objective 2.8* Incorporate safety measures such as Crime Prevention Through Environmental Design (CPTED) and community policing programs.
- Objective 2.9* Promote parks as the focal point and key amenity of neighborhoods.



GOAL 3 - Create an interconnected regional and local system of paths, walkways and trails to make North Miami a walkable community.

- Objective 3.1* Provide a safe and convenient on- and off-road trails system between parks, natural areas and recreation facilities; connect them with residential areas, civic institutions and business districts.
- Objective 3.2* Coordinate the development of a regional trails system with surrounding municipalities and counties, and use the regional system as a catalyst for local trails connectivity
- Objective 3.3* Integrate parks, community centers and trails into neighborhoods.

GOAL 4 - Provide equal access to parks and recreation programs for all residents in the City.

- Objective 4.1* Provide recreational programs for all ages of the citizenry.
- Objective 4.2* Provide a geographic distribution of parks and recreation facilities that offer equal access and opportunity for all residents.
- Objective 4.3* Prioritize park system development in historically underserved areas of North Miami.

GOAL 5 - Develop parks and recreation facilities that promote “community in the city.”

- Objective 5.1* Build green connections in neighborhoods and along main streets.
- Objective 5.2* Provide unique recreation facilities that give North Miami a special and attractive identity that defines and reinforces the existing character of the City.
- Objective 5.3* Develop a beautification strategy to visually tie the City together with streetscape continuity, beauty and character.
- Objective 5.4* Partner with other public agencies, schools and private organizations to maximize parks and recreation opportunities, facilities and programs.
- Objective 5.5* Provide a wide diversity of arts, culture, historical and civic amenities in the system.



C. LAND USE AND POLICY PLANNING

GOAL 6 - Provide an appropriate set of land management regulations to accomplish the long range needs of the park system.

- Objective 6.1* Work within the framework of the Community Redevelopment Plan to identify, acquire, plan and develop specific future park sites and greenways.
- Objective 6.2* Provide language in the Land Development Regulations that requires the set-aside and dedication of land in redeveloped areas, and new development when applicable, to be used for parks, trails and open space, guided by the long-range strategic plan.
- Objective 6.3* Strengthen and expand parks standards in the Comprehensive Plan to ensure an adequate and appropriate parks, recreation and open space system.
- Objective 6.4* Establish regulations that require redeveloped areas, and new developments when applicable, to provide pedestrian and bicycle access into and through the developments.

D. ADMINISTRATION AND MANAGEMENT

GOAL 7 - Provide adequate park maintenance and management.

- Objective 7.1* Establish appropriate maintenance standards to upgrade and enhance the level of maintenance for parks and recreation areas.
- Objective 7.2* Implement a parks and recreation improvement program, including redevelopment of existing areas, and maintenance, improvement and renovation of all public areas and facilities.
- Objective 7.3* Maintain, secure and manage existing and future parks and open space in a manner that encourages appropriate use. Emphasize inter-agency coordination.
- Objective 7.4* Research and provide the most cost effective parks operating and maintenance management possible.



GOAL 8 - Encourage and promote a variety of recreational opportunities including cultural activities, community activities and special events to enhance recreation and educational opportunities for residents and tourists.

- Objective 8.1* Provide public recreation facilities and programs that promote tourism and cultural activities such as interpretive historic signage and trails.
- Objective 8.2* Expand and enhance youth and teen recreation programs and facilities to meet current and future needs of the community.
- Objective 8.3* Develop recreation programs and facilities based on the changing needs of the City residents with respect to socio-demographic characteristics of the population including age, income, family and household composition.
- Objective 8.4* Coordinate programs with other jurisdictions to provide comprehensive and efficient programming.

GOAL 9 - Strive to provide funding to maintain or exceed the minimum level of service standards and create a sustainable economic base for parks and recreation.

- Objective 9.1* Seek funding from a wide variety of sources, including grants and joint public-private partnerships.
- Objective 9.2* Explore various funding sources including general bond issues, increased recreation impact fees, utility fee transfers and recreation park tax districts.
- Objective 9.3* Devise a funding system whereby future development pays its own way for the necessary parks and recreation facilities.



A. INTRODUCTION

The most important phase of the parks master planning process is the setting of standards for the development of future parks. The standards are an expression of the essential facilities needed to provide the appropriate level of park and recreation services for North Miami.

These standards are typically expressed as ratios such as acres of park per 1,000 residents, or numbers of tennis courts per 1,000 residents. The ratios are useful to quickly assess the quantities and cost of projected needs. Standards should be practical and achievable, and provide for equitable allocation of parks and recreation resources throughout the community.

Based on the Statewide Comprehensive Outdoor Recreation Plan (SCORP) system of park standards developed by Florida Department of Environmental Protection's (FDEP) Division of Recreation and Parks, a customized set of park standards has been created for the City of North Miami. At this time, the existing parks in North Miami do not meet these standards. However, the purpose of the standards and of the Master Plan is to provide a strategy for improving the existing park system to a state where it is serving, and will continue to serve, the residents of the city adequately.

B. THE CITY-WIDE PARK SYSTEM

The City of North Miami differs from suburban cities in that its boundaries are surrounded by developed communities or preserved state land. The City is considered built-out, and therefore the primary growth issue for North Miami is population increase from intensification and redevelopment. The adoption of the Community Redevelopment Area is a major economic stimulus that will bring investment into the community and demand for land. Investors will want to purchase land to redevelop commercial and residential projects. There will be competition over what will be built on any little vacant land available. This increased competition will only make land more expensive. North Miami provides the challenge of trying to retrofit a parks and recreation system into an already built landscape. Therefore, a major strategy is to redevelop and retrofit existing parks to a higher standard than their current condition. However, there is such a deficit of park land and existing facilities, that redeveloping and improving existing parks still will not bring the system up to acceptable levels of service. It will be necessary to acquire land to build new parks.

The acquisition of new lands for parks is an expensive and difficult proposition. The fiscal impact of park standards cannot be underestimated. The needs of the residents must be carefully balanced with the City's ability to pay for construction and maintenance of existing and new facilities. A combination of redeveloping parks, acquiring new lands and setting appropriate standards for North Miami's urban environment is required to create a financially feasible and sustainable city-wide parks system.

C. DESCRIPTION OF THE PARK SYSTEM

The park standards created for North Miami take into consideration the urban environment and the scarcity of vacant land. This is a critical distinction because many state or national standards are developed with the suburban greenfield development in mind. Consequently, they are not applicable to North Miami's environment. Additionally, it was evident from the public workshops that North Miami has strong neighborhood identification amongst its citizens.

In response, the proposed park system has a strong focus on the neighborhood. The proposed North Miami parks system includes Community Parks, Neighborhood Parks and Special Use Parks, with Urban Trails providing connectivity. This proposed system has a strong focus on the Neighborhood Parks, as it serves as the social gathering place for the smaller communities. Since there is not sufficient acreage to create traditional Neighborhood Parks requiring at least 5 acres in size, this plan presents a hybrid system. Each neighborhood that lacks open space large enough to accommodate all the necessary facilities will instead have two smaller locations for Neighborhood Parks. One location will serve young children and toddlers, while the other will serve the teenage and older population. This creates a logical division and avoids conflicts between the two age groups.



COMMUNITY PARKS

- The largest park in the system is the Community Park. The more intensive and expensive recreational activities are concentrated in these designated parks. They are “drive-to” parks that serve large populations and provide major recreational elements such as community centers, sports fields, exercise trails, playgrounds, swimming pools, dog parks, picnic areas, youth programs and open space.
- The optimum service area radius for a Community Park in North Miami is 1 mile. Community Park sites are serviced by arterial and collector streets and accessible from the entire service area by way of interconnecting trails. While Community Parks should be strategically located throughout the City, their locations can be significantly impacted by other types of parks, such as regional or county parks, which may provide similar amenities.
- Demographic profiles, population density, resource availability and recreation demand within its service area are the primary determinants of a Community Park’s size. The optimal size for a Community Park in North Miami is 15 to 20 acres. However, its actual size may need to be modified based on the availability of contiguous land.
- The public involvement process is the primary determinant of the development of a park. The guidelines presented in the Master Plan are to be used as a framework to guide development and promote consistency within the City’s park system. They should not be used as an impediment to creative and unique design concepts.
- Community Parks, in addition to their recreation service, will emerge as a major civic and social focus. They may be designed to include other community services such as libraries, fire/emergency services or police substations.

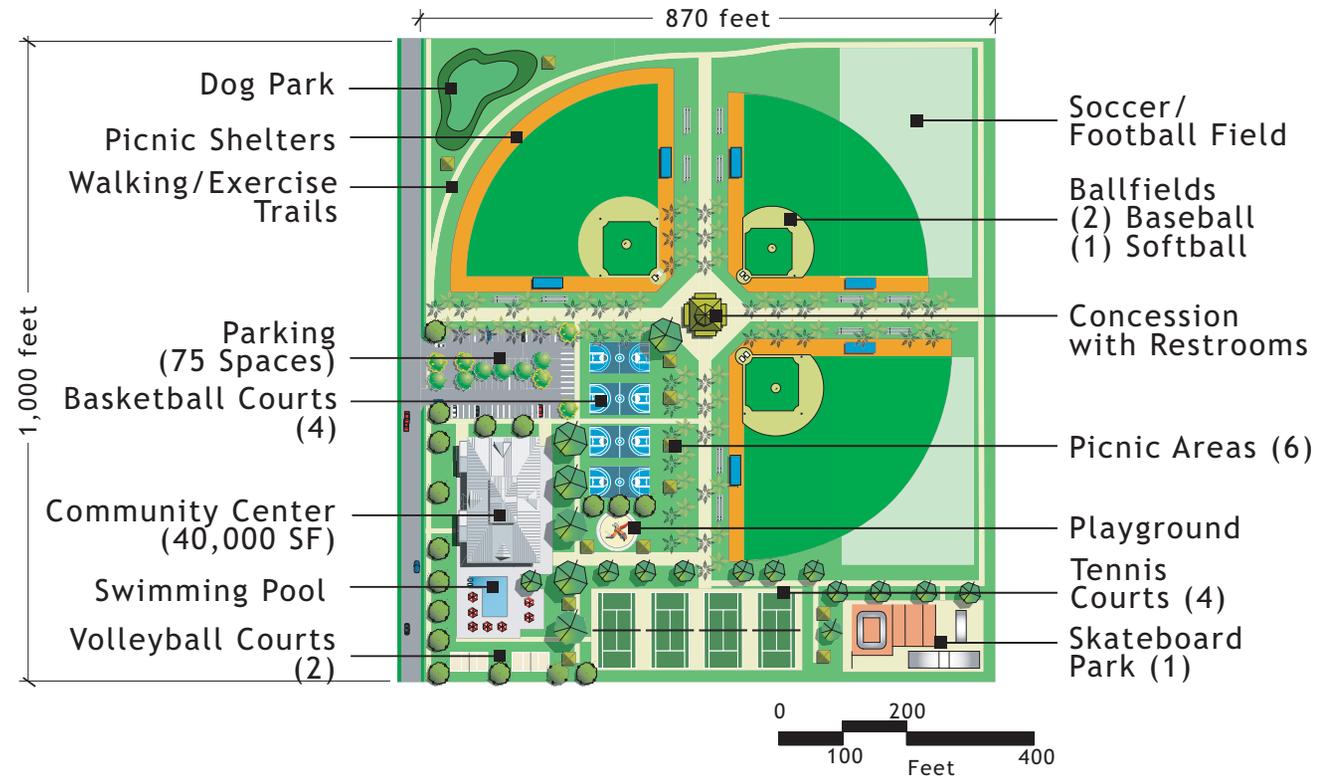


Community Park Standards

- Population Served
1 park/25,000
- Land to Population Ratio
0.8 acres/1,000 population
- Service Area
1 mile radius
- Optimal Park Size
15-20 acres

Community Park Facilities

- 2 Baseball Fields
- 1 Softball Field
- 1 Soccer/Football Fields
- 1 Restroom/Concession
- 1 Walking/Exercise Trail
- 2 Volleyball Courts
- 1 Skateboard Park
- 1 Playground
- 6 Picnic Areas
- 1 Community Center
- 1 Swimming Pool
- 4 Tennis Courts
- 4 Basketball Courts
- 1 Dog Park



NEIGHBORHOOD PARKS

- The Neighborhood Park serves the citizens at the smallest geographic scale. These parks are accessible on foot by all residents in each neighborhood without having to cross major vehicular arteries.
- Neighborhood Parks are the basic unit of the North Miami park system and serve as the recreational and social focus for each neighborhood. These parks accommodate a wide variety of user groups, and given the specific demographic of North Miami, two types of Neighborhood Parks have been created. One that serves the youth and offers court games, and another that serves families with small children and provides playground equipment. Both are in each neighborhood, but separate due to the lack of aggregated vacant land. This serves the citizens of each neighborhood within the constraints of North Miami's built-out environment.
- Neighborhood Parks are centrally located within each service area, encompassing a ¼ mile radius, and uninterrupted by non-residential streets or other physical barriers. Each site is accessible throughout the service area by way of interconnecting trails, sidewalks or low-volume streets. Ease of access, central location and linkage to pathways are key concerns when selecting a site.
- A Neighborhood Park seeks to achieve a balance between active and passive uses. Active recreational facilities are intended to be used in an informal manner and not intended to be used for programmed activities.
- It is recommended that the Neighborhood Park be 1.5 acres to adequately provide the proposed recreational activities. It should be well-drained, have structurally suitable soils and level topography.
- As each neighborhood is unique, input from neighborhood residents should be used to determine the development program for the park. The guidelines presented are to be used as a framework to guide development and promote consistency within the City's park system. They should not be used as an impediment to creative and unique design concepts.



CHILDREN

Neighborhood Park Standards

Population Served

1 park/3,750 population

Land to Population Ratio

0.5 acre/1,000 population

Service Area

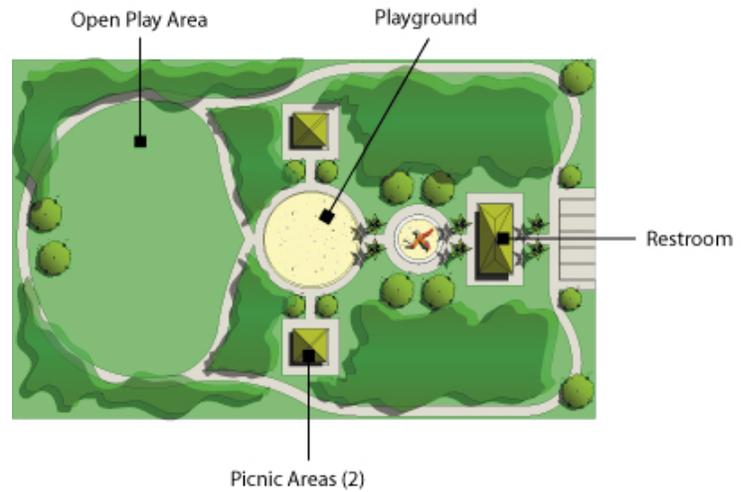
0.5 mile radius

Optimal Park Size

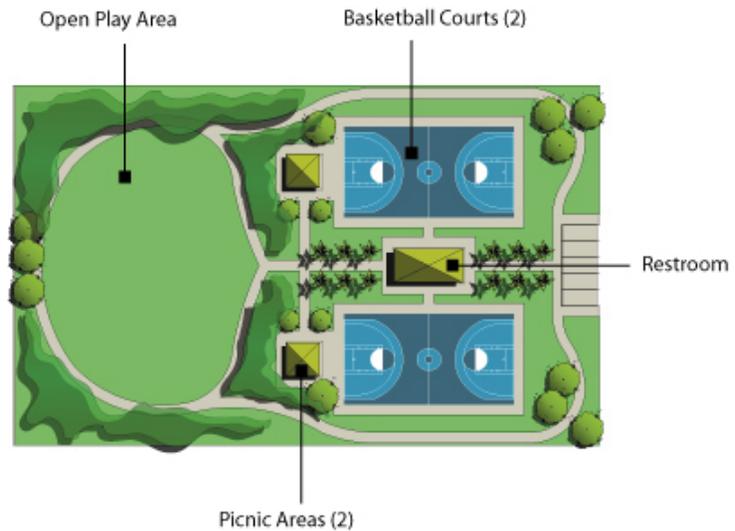
1.5 acres

Neighborhood Park Facilities

- Playgrounds
- Picnic Areas
- Basketball Courts
- Restrooms
- Open Play Areas
- Trails



YOUTH



URBAN TRAILS



- Urban trails are paved segments of roadways that safely separate cyclists and pedestrians from traffic. They connect significant pedestrian destinations such as schools, parks, neighborhoods, libraries and the downtown area.
- There are two types of urban trails – those that are incorporated into the existing roadways, and those that are separated from the roadway and designated for non-motorized use only. The decision to use one over the other is based on application and opportunity. It is desirable to use separated facilities where traffic volumes are heavy. Adequate right-of-way may not always be available in existing roadway systems, but proper planning can avoid this issue in any future roadways.
- When creating an urban trail system, it is important to recognize the types of users who will be utilizing the system. Users can include cyclists, walkers, joggers, roller-bladers, skateboarders and other methods of non-motorized transport and should be incorporated, when possible, into the design of the urban trail system.



Urban Trails Standards

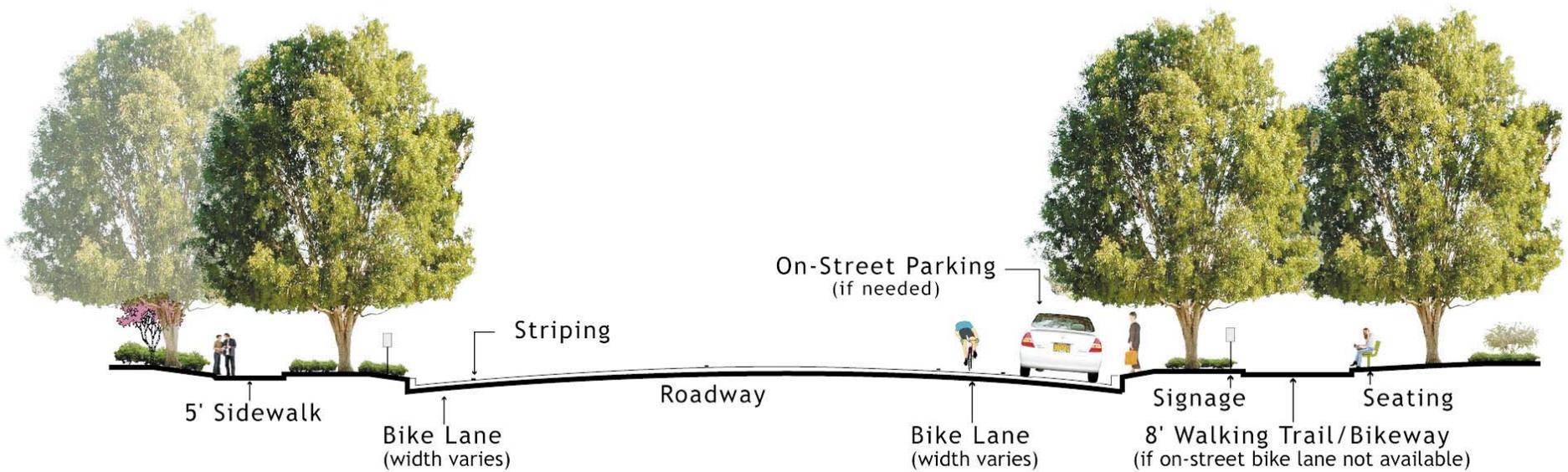
Population Served
Citywide

Miles to Population Ratio
1 mile / 1,000 population

Service Area
Citywide

Urban Trails Facilities

- Accessible paved trails
- Seating / rest areas
- Restrooms / drinking fountains
- Directional and informational kiosks
- Signage
- Shade cover / Trees
- Picnic areas





SPORTS PARKS AND SPECIAL USE FACILITIES

- Sports Parks and Special Use Parks cater to sports or activities that require specific equipment, staffing and/or site features. For example: pools, athletic tracks, indoor gymnasiums, community centers, stadiums, equestrian centers and tennis centers. Meeting rooms or instructional classrooms for sports education may also be included.
- Special Use Facilities generally do not have a wide-range of activities at one site, but are used by residents with specific interests. These facilities are meant to be “drive-to” and centrally located. Their size is determined by the targeted activity or sport, and therefore no general acreage requirement is appropriate.
- The planned Olympic Training Center for combatant sports will be a city-wide service and will be an incredible facility for the region.
- As part of North Miami’s downtown redevelopment, a “super” urban recreational center integrated with the Olympic Training Center will serve citizens from all over the city.
- These unique parks provide city-wide services, and are comprised of other cultural amenities in the City. The new density downtown will support the development of a Cultural Arts Center and open spaces where citizens can enjoy the urban environment of North Miami.



SUMMARY OF PARK LAND STANDARDS

The following table summarizes the proposed standards for parkland in the City of North Miami.

Amenity	Proposed Standards	Population Served	Service Area	Average Park Size	SCORP Standards
Community Park	0.8 acre/1,000	1 park/ 25,000	1 miles	15-20 acres	2 acres/1,000
Neighborhood Park	0.5 acre/1,000	1 park/ 3,750	0.5 miles	1.5 acres	2 acres/1,000
Urban Trails	1 mile/1,000	Citywide	Citywide	N/A	1 system
Special Use Facility	As appropriate	Citywide	Citywide	N/A	N/A



D. PARK FACILITIES STANDARDS

SUMMARY OF PARK FACILITY STANDARDS

The following table summarizes the proposed park facility standards for the City of North Miami.

Table 5.2 – Park Facility Standards for North Miami

Park type/facility	Proposed Standards	SCORP Standards
Baseball/softball	1 per 5,000	1 per 5,000
Basketball Courts	1 per 3,000	1 per 5,000
Community Center	1 per 10,000	N/E
Dog Park	1 per 25,000	N/E
Football/Soccer	1 per 6,250	1 per 6,000
Handball/Racquetball Courts	1 per 12,500	1 per 10,000
Multi-purpose field	1 per 3,600	1 per 3,500
Picnic Shelter	1 per 3,000	1 per 6,000
Playground	1 per 5,000	10,000
Recreation Center	1 per 37,500	N/E
Shuffleboard	1 per 6,250	1 per 6,000
Skate Park	1 per 25,000	N/E
Swimming Pool	1 per 25,000	1 per 25,000
Tennis Courts	1 per 2,700	1 per 2,000
Volleyball	1 per 10,000	1 per 6,000

BASEBALL/SOFTBALL FIELDS

Currently, there are 5 baseball fields and 1 softball field in the City of North Miami. They are located in Cagni Park, Claude Pepper Park and the softball field is in Oleander Park. The City is underserved in baseball/softball fields, particularly on the East side, and the loss of Cagni Park will exacerbate the issue. Baseball and softball fields are planned for all future Community Parks. The combined baseball/softball field proposed standard is 1 field per 5,000 persons.



BASKETBALL COURTS

The City of North Miami has 11 basketball courts. There is a strong demand for this activity and it is important to incorporate this facility into the Neighborhood and Community Parks. To accommodate this demand, the proposed standard is 1 basketball court per 3,000 persons.

COMMUNITY CENTER

The City of North Miami is well served with community centers. Currently, the City has 8 located in the Community Park, Neighborhood Parks, a tot lot and the special use parks. The proposed standard is 1 community center per 10,000 persons.

DOG PARKS

Dog parks are an important part of a walkable community, and have been recommended for each Community Park. The standard is 1 per 25,000 residents.

FOOTBALL/SOCCER FIELDS

The City has 5 combined football/soccer fields. It is currently underserved, and football/soccer fields are included in future Community Parks. The proposed standard for combined football/soccer fields is 1 field per 6,250 persons.

MULTI-PURPOSE FIELDS

Multi-purpose fields are essential facilities for Neighborhood Parks, and provide excellent free-form playing areas. The City is lacking in this type of recreation area. To encourage more open playing areas, the standard for multi-purpose fields is proposed for 1 field per 3,600 persons.

PICNIC AREAS

Picnic areas are an essential part of parks and recreation. Every Community Park and Neighborhood Park should have several picnic areas. The proposed standard for picnic areas is 1 area per 3,000 persons.



PLAYGROUNDS

Playgrounds are an integral part of a comprehensive recreational plan. They are the most frequently used facility, and North Miami has done an excellent job of placing a playground in every Neighborhood Park and tot lot. The proposed standard for playgrounds is 1 playground per 5,000 persons.

RACQUETBALL/HANDBALL COURTS

The City currently has 14 racquetball/handball courts that are located in Claude Pepper Park, Keystone and Ray Cagni Park. All the courts are located outdoors. The proposed standard for combined racquetball/handball courts is 1 per 12,500 persons.

SHUFFLEBOARD COURTS

North Miami has an abundance of shuffleboard courts due to the Griffing Senior Citizen Center. Because these are lightly used, there is no demonstrated need for additional courts, and some of the courts at Griffing will be converted to other uses. The proposed standard for shuffleboard courts is 1 court per 6,250 persons, which will be met with the 12 remaining courts at Griffing.

SWIMMING POOLS

With the closing of Gribble Pool, North Miami currently has one swimming pool, which is insufficient according to the state recreational facilities standard, SCORP. The inclusion of pools in the proposed Community Parks will bring the City back to a standard which will adequately serve its citizens. The proposed standard for swimming pools is 1 pool per 25,000 residents.

TENNIS COURTS

Currently, the vast majority of the City's tennis courts are concentrated in two locations: Penny Sugarman Tennis Center and Claude Pepper Park. These grouped tennis courts facilitate league and tournament play and are a good service to the City. Community Parks and Sports Parks will provide additional courts for use, as the demand for tennis will remain strong. The tennis standard is proposed for 1 court per 2,700 persons.

VOLLEYBALL COURTS

North Miami does not have any volleyball courts and not surprisingly its citizens are underserved regarding this facility. The proposed standard for volleyball courts is 1 court per 10,000 persons.



A. INTRODUCTION

The Park System Master Plan for the City of North Miami is a comprehensive planning tool that is designed to guide acquisition, development and redevelopment of parks for decades to come.

The first component of the Master Plan is the creation of a long-range physical plan that details a neighborhood-based approach for upgrades of existing parks and location of new parks. This chapter details the facilities that will be allocated to each new and existing park, based on the Park Standards.

The second major component is the Implementation Plan, which is described in the following chapter. The Implementation Plan provides cost estimates and funding strategies for North Miami's parks.



PARK SYSTEM OVERVIEW

The City of North Miami is a predominantly urban built-out city, with very little vacant land. It is surrounded on three sides by urban development, and locked in on the east by Biscayne Bay, providing very little room to grow geographically. Like many cities in Florida, during their development North Miami relied on the waterfront to fulfill the recreation needs of its citizens. Florida has beautiful coastal waterways and beaches and cities did not feel the need for a formal park system. It is now becoming evident that the coastal beaches and waterways cannot serve all the recreation needs of growing Florida cities. North Miami is no exception – in recent years, the retirees have left and young families have moved in. The City now lacks a sufficient parks system and is struggling to meet the recreational needs of its citizens.

Because of this perceived lack of need for parks during its developing years, North Miami's current park system is comprised primarily of tot lots. The City has tried to create pockets of recreation to serve the neighborhoods, but is not providing adequate levels of service. North Miami only has 16 percent of needed parks and recreation land to satisfy the state levels of service that are desirable for a vibrant, sustainable community. The City needs a creative strategy to bring its parks and recreation system out of this deficit and up to an adequate level of service for its current citizens.



While the City may have very little geographic room to grow, it is going to experience greater population growth in the next fifteen years than it has experienced in the past decades. According to the US Census, North Miami added 7,656 people from 1990 to 2005. This is approximately a 15 percent increase in 15 years. The current population is estimated to be 57,654 people, and it is projected that North Miami may exceed 86,000 residents by the year 2025. It may seem unreasonable to assume that the City is going to grow by more than 15,000 people – a 33 percent increase in almost the same amount of time it experienced 15 percent growth. However, two recent events substantiate this future growth - the approval of the Biscayne Landing development and the adoption of a Community Redevelopment Area (CRA). The CRA is going to encourage redevelopment and investment into the downtown corridor. It comprises the majority of the city and the revenue generated from the redevelopment can be spent throughout the entire district promoting growth throughout the city. This economic stimulus is helping North Miami regain its vitality and will bring residents back to the City. Additionally, Biscayne Landing is planning approximately 6,000 units which will bring new residents, new commercial space and again will serve as a stimulus for redevelopment.



This anticipated growth requires the City to provide additional parks and recreation services. Considering the population projections, the most appropriate planning horizon for this Master Plan is 20 years, during which the City will need to accommodate 15,000 new residents. Two critical issues need to be addressed: the current parks and recreation system deficit; and the increasing population increasing the demand for services.

Traditionally, a City's parks and recreation system is organized into a hierarchy of distinct and important park types including community parks, neighborhood parks, tot lots, greenways and trails. This traditional system proposes a large community park to serve a large portion of the population (around 30,000) offering many types of recreation. The neighborhood parks serve local neighborhoods of approximately 4,000 residents, while the greenways and trails provide the connectivity in the system allowing users to travel safely around the city on foot or bicycle. This kind of system maximizes the use of open space, and capitalizes on cost efficiencies in construction



and maintenance. This system would be difficult to use in North Miami, due to the lack of vacant land in the city.

As a result, a type of hybrid system was therefore created for North Miami to best serve the needs of the city given the spatial and financial constraints. The typical service areas of Community and Neighborhood Parks were kept the same as recommended state standards, but due to North Miami’s built-out urban context, the optimal size of parks was reduced. The Master Plan converts existing tot lots into Neighborhood Parks, expanding the range of ages served. In the absence of undeveloped lands and open spaces, Greenways have been redefined as on-street connectors between parks.

THE PLANNING CONCEPT

The Planning system for North Miami utilizes the traditional community/neighborhood parks framework but makes adjustments in the system based upon the dearth of vacant land.

Community Parks

The plan proposes to have three Community Parks to serve the entire city. The three parks will serve the east, central, and western sections of the city. Each of these three parks will serve a population of approximately 25,000 persons, and will be at least 15 to 20 acres in size. Normally, Community Parks serving a population of 25,000 would be larger in size (up to 75 acres); however, it will be impossible to find tracts of land this size in North Miami. As a result, the acreage standard is lower for North Miami, and efficient site planning techniques will need to be utilized in order to make these smaller sites work for the City.

Claude Pepper Park is an excellent size for a Community Park and will serve the citizens of the western portion of the city. The central section and the eastern section of the city currently have no Community Parks to serve them. As a result, some creative solutions are proposed. For the central portion of the city, a Community Park site has been chosen that is just outside of the current city limits adjacent to NW 135th Street. The land is about 25 acres and could be annexed into





the city. The location is very central and would be ideal for this central portion of the City. The eastern portion of the City is even more difficult than the Central portion for the location of a Community Park. The best opportunities exist along the Biscayne Boulevard corridor. There are currently some fairly large industrial tracts that are up for sale and could provide excellent Community Park sites. One good opportunity exists at the City's motor pool location. The motor pool activities could be relocated to a structured parking facility and the land could be combined with adjacent sites to form a good sized Community Park facility. Another alternative is the Biscayne Landing site, where land has been committed for parks and open space. Staff will have to analyze the various alternatives and assemble the best site for CP3.

Neighborhood Parks

The land available for Neighborhood Parks is even more restricted than for Community Parks. This plan still recommends that the city provide Neighborhood Parks. Traditionally, a Neighborhood Park would be from 3 to 5 acres in size and service a population of 5,000 residents. North Miami does not have any vacant parcels of land this size. However, it does have several existing tot lots (0.25 acres to 0.75 acres) park parcels. The neighborhood planning concept for North Miami proposes to build upon these existing assets. Currently, there are 12 neighborhoods in the city of approximately 5,000 residents in each. This number will increase to about 6,250 in each when the city reaches 75,000 residents in total. This plan proposes to serve each of these neighborhoods with two "mini" Neighborhood Parks. Each of these will be from 0.5 acres to 1 acre in size. In addition, each of these Neighborhood Parks will focus on a specific age group in the neighborhood in order to minimize the current conflicts between teenage youth and small children. One Neighborhood Park in each neighborhood will focus on teenage youth and provide a more active venue of basketball and court games. The other Neighborhood Park will focus more on the small children, families, and the elderly. The plan utilizes the existing tot lots in the city as the beginnings for this hybrid system. Some of these locations will need to have additional land added to them. In other locations, there is a need to add totally new Neighborhood Parks. In these



instances, the City will need to locate willing sellers of existing single family homes in order to purchase the necessary land to build the required parks.

Greenways

The traditional park system for most cities usually includes a system of Greenways or passive open space lands that are available for bicycle riding around the City from residential areas to parks and visa versa. North Miami has no land available for this kind of amenity.

Instead of the traditional Greenways system, the City of North Miami will have a two-tiered system of connectivity: bikeways and preservation lands. The North Miami CRA Plan and Comprehensive Plan both have an extensive network of on-street bikeways proposed for the City. These on-street bikeways will provide excellent connectivity for bicycles throughout the City. This on-street bikeway plan has therefore been adopted as the Greenways portion of this Park System Master Plan.

In addition to the bikeways, the City will build upon its most important existing asset – the Oleta River State Recreation Area. The residents of North Miami have been fortunate to have such an amazing natural asset located so close to their City. This mostly natural estuary preserve provides excellent hiking, canoeing, picnicking, bird watching and various nature study opportunities. This Master Plan proposes to expand upon this existing asset by creating a system of blueways along the Biscayne Bay edge. Residents will be able to launch canoes and kayaks from the Oleta River State Recreation Area and paddle around the City’s island chain adjacent to the land, with stopovers at Arch Creek Park and North Bayshore Park. This waterway system will be connected to the County’s blueway system to provide a world-class nature tourism venue.

Special Use Parks

The North Miami Park System Master Plan has another major component that is tailored to its unique redevelopment situation. The newly formed CRA proposes a major effort to bring redevelopment and densification in the downtown area of the City. The redevelopment will include mixed-use projects that include urban residential development. This residential component will require new recreation facilities to serve this added population.





The Parks Master Plan proposes the creation of a major Urban Recreation Complex to satisfy this upcoming demand. As a part of the renovation of Cagni Park and the North Miami High School complex, land will come available between the school and Biscayne Boulevard to develop this new sports complex. The recreation complex will be built in association with a new Cultural Arts Center / Library. The two facilities will share a common parking garage and major transit station. The facility will house the Olympic Training Center facilities as well as gymnasium, natatorium, racquetball courts, etc. This recreation facility will be a grand addition to the existing sports parks of Penny Sugarman and the Athletic Stadium.

Special Use Parks

North Miami currently has several excellent special use parks. The Elaine Gordon Enchanted Forest Park is among the best urban natural areas in South Florida. The Master Plan proposes two new special use parks to the existing venue: an urban Central Park, and the Cultural Arts Center.

The new Central Park will be the center piece of the CRA project and located near the intersections of West Dixie Highway and NW 125th Street. The park/plaza will be a classic urban park in the center of the high density mixed-use district. The park will be used for informal events and festivals and have an outdoor amphitheater as its focus.

The second new special-use park will be the new Cultural Arts Center. The Cultural Arts Center will be located adjacent to the Urban Recreation Complex and share the parking garage and transit station. The Cultural Arts Center will have the city library at its center. Additional space will be dedicated to computer learning areas, visual and performing arts facilities, and special learning centers for the community.

The sum total of all the above parks and facilities will comprise the new Master Plan for the future. The assembly of the properties and financing of the facilities will be a major undertaking for the future. The accompanying map shows the proposed locations of these Master Plan facilities, and the subsequent sections describe each park facility and the recreation elements that they will contain.



B. PARK LOCATION CRITERIA

COMMUNITY PARKS

North Miami needs three Community Parks based on the 75,000 person population projection. These parks will serve three distinct areas of the city: West, Central and East. The Western section of the city, defined by the area west of I-95 will be served by the redeveloped Claude Pepper Park. The Central area is east of I-95 and west of Biscayne Boulevard, the main focus of the redevelopment area, and CP2 will serve this area. The Eastern area include both sides of Biscayne Boulevard and out to Biscayne Bay, and will be served by CP3.

NEIGHBORHOOD PARKS

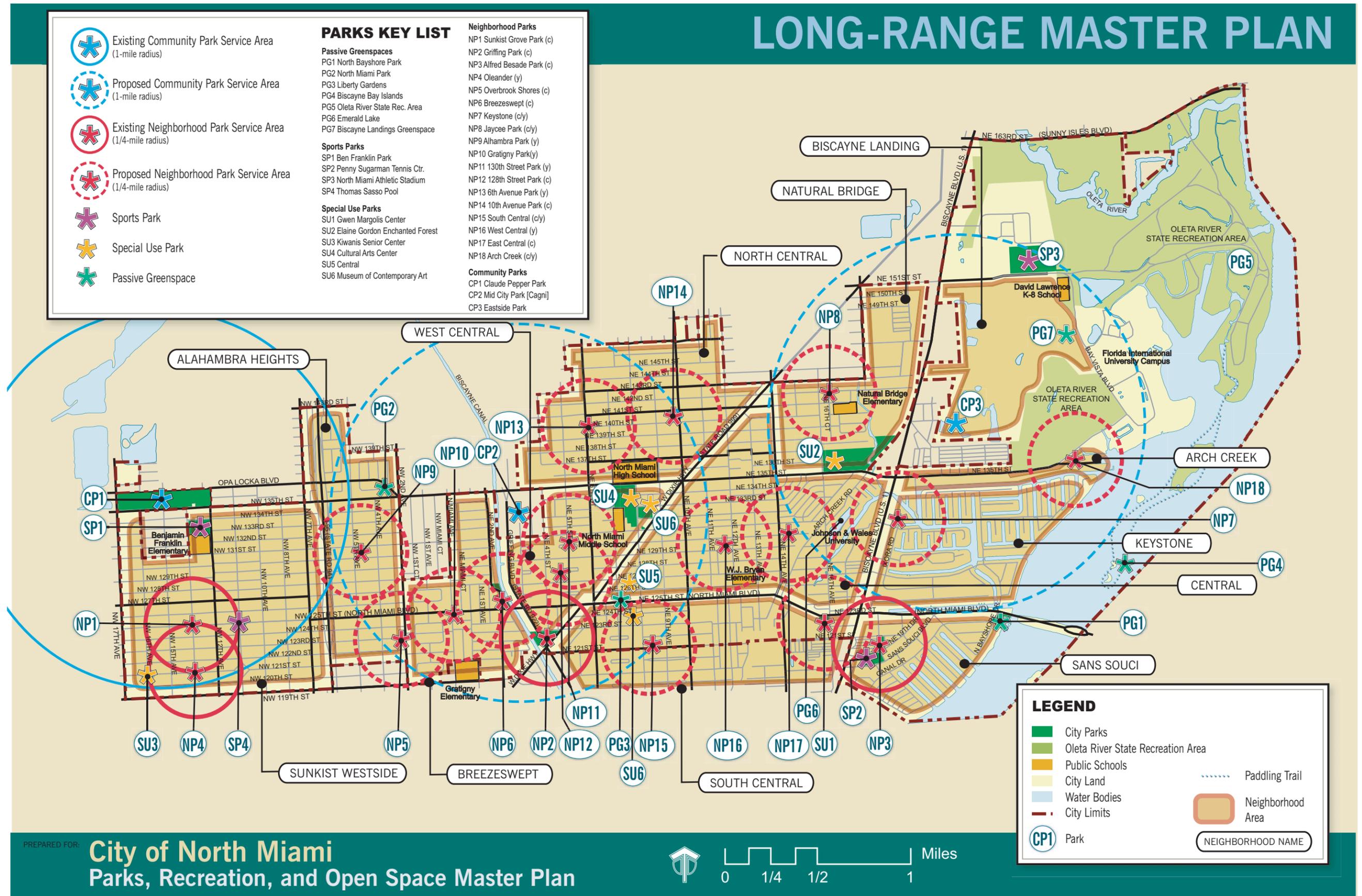
Each of the Community Parks will have approximately four neighborhoods associated with them. Therefore, there will be about 8 Neighborhood Parks per community park. These smaller Neighborhood Parks provide a social network for the local communities, and create a sense of place for the residents. Due to the lack of vacant land in North Miami and the difficulty in acquiring 5 acres of land for a traditional Neighborhood Park, this Plan creates two smaller Neighborhood Parks per neighborhood. One, serves the younger children in the area and will be equipped with playgrounds, a multi-purpose field and picnic areas. The other, serves the teenage and older population and will include two basketball courts, a multi-purpose field and picnic areas. This allows the two different types of residents to have their own park and avoid some of the conflict that was discussed in the public meetings – such as bad language being used on the basketball courts within hearing distance of young children. This hybrid system allows each neighborhood to have all the traditional facilities needed to serve the residents, given the tight land parameters.

CITY-WIDE PARKS

The remaining park types do not serve a specific geographic location, but are designed to serve the entire city. The special use parks, sports parks and passive greenspaces provide distinct recreation opportunities and are not only a city commodity, but draw individuals from the region.



Figure 4.1 Park System Map



PREPARED FOR: **City of North Miami**
Parks, Recreation, and Open Space Master Plan



0 1/4 1/2 1 Miles

Table 4.1 Proposed Park Facilities (combined existing and allocated facilities)

PARK TYPE	PARK NAME	Baseball/softball	Basketball	Community Center	Dog Park	Football/Soccer	Handball / Racquetball	Multi-purp. Field	Picnic Shelter	Playground	Recreation Center	Shuffleboard	Skate Park	Swimming Pool	Tennis	Volleyball
Community Parks																
CP1	Claude Pepper Park	8	4		1	3		1	6	1	1				6	2
CP2	Community Park 2	3	4	1	1	3	2	1	6	1			1	1	4	2
CP3	Community Park 3	3	4	1	1	3	2	1	6	1			1	1	4	2
Neighborhood Parks																
NP1 - C	Sunkist Grove Park		2	1				1	2	1						
NP2 - C	Griffing Park			1				1	2	1		12				
NP3 - C	Alfred Besade Park							1	2	1						
NP4 - Y	Oleander Park		2					1	2							
NP5 - C	Overbrook Shores Park							1	2	1						
NP6 - C	Breezeswept Park		1					1	2	1						
NP7 - CYA	Keystone Park		1	1			2	1	2	1						
NP8 - CY	Jaycee Park		2					1	2	1						
NP9 - Y	Alhambra Park		2					1	2							
NP1 - Y	Gratigny Park		2					1	2							
NP11 - Y	W. Central - 13th St.		2					1	2							
NP12 - C	W. Central - 128th St.							1	2	1						
NP13 - Y	N. Central - 6th Ave.		2					1	2							
NP14 - C	N. Central - 10th Ave.							1	2	1						
NP15 - CY	S. Central		2					1	2	1						
NP16 - Y	Central - West		2					1	2							
NP17 - C	Central - East							1	2	1						
NP18	Arch Creek Park								2	1						



PARK TYPE	PARK NAME	Baseball/softball	Basketball	Community Center	Dog Park	Football/Soccer	Handball / Racquetball	Multi-purp. Field	Picnic Shelter	Playground	Recreation Center	Shuffleboard	Skate Park	Swimming Pool	Tennis	Volleyball
Passive Greenspaces																
PG1	North Bayshore Park								2							
PG2	NMTL Beautification															
PG3	Liberty Gardens Park															
PG4	Biscayne Bay Islands															
PG5	Oleta River State Recreation Area															
PG6	Biscayne Landing Passive Park															
Sports Parks																
SP1	Ben Franklin Park		2			2							1			
SP2	Penny Sugarman Tennis Ctr.														14	
SP3	North Miami Athletic Stadium					1										
SP4	Thomas Sasso Pool													1		
SP5	Urban Recreation Complex										1					
Special Use Parks																
SU1	Gwen Margolis Center			1												
SU2	Elaine Gordon Enchanted Forest			1					2	2						
SU3	Kiwanis Park			1				1	2	1						
SU4	Cultural Arts Center															
SU5	Central Park (CRA)															
SU6	Museum of Contemporary Art															
	Totals	14	34	8	3	12	6	21	60	18	2	12	3	3	28	6



C. COMMUNITY PARKS

STRATEGY

The Park Standards call for one Community Park for every 25,000 residents, for a total of three. North Miami's Community Parks will serve areas that consist of several neighborhoods, and will contain a diverse array of facilities. Because of the lack of available vacant land for the development of large parks, North Miami will need to be innovative in order to provide Community Parks.

Three Community Parks are proposed:

- Existing: CP1 - Claude Pepper Park, on the western edge of North Miami, is recommended for additional sports fields.
- New: CP2 will potentially be located on a parcel of land just outside City limits that is currently for sale.
- New: CP3 could potentially be located on redeveloped industrial land on Biscayne Boulevard. These sites are adjacent to land currently used as the City's motor pool, and they could be assembled to create enough land for a Community Park. Other alternatives would be to locate CP3 within Biscayne Landing, or on land purchased from Johnson & Wales University.

EXISTING COMMUNITY PARK

CP1 - CLAUDE PEPPER PARK

This 29.2-acre park is located in the western section of North Miami. It currently contains a variety of sports facilities, including three of the City's four baseball fields. The site is larger than the optimal Community Park standard of 15 to 20 acres, and provides a model of a park that serves a large area of the City.

Pepper Park is currently undergoing renovations to add a new community center and relocate or renovate many of the sports facilities. The Existing Elements section below reflects the planned facilities. The Master Plan recommends a more intensive update of Pepper Park's facilities, as reflected in the Needed Elements section.

Existing elements:

- 3 Ballfields
 - 1 Baseball field (existing field to be moved)
 - 2 Little League fields
- 3 Basketball Courts
- 1 Football/Soccer Field



- 1 Picnic Shelter
- 1 Playground
- 6 Tennis Courts

Needed elements:

1. A Master Plan to ensure that the site includes all standard facilities.
2. New facilities:
 - 5 Ballfields
 - 1 Baseball field
 - 4 softball fields
 - 1 Basketball Court
 - 1 Dog Park
 - 2 Football/Soccer fields
 - 1 Multi-purpose Field
 - 5 Picnic Shelters
 - 1 Recreation Center (part of planned renovation)
 - 2 Volleyball Courts
3. Site and infrastructure:
 - Parking areas (updated as part of planned renovation)
 - Landscaping and irrigation
 - Restroom and/or Concession Areas - new and renovated
 - Site improvements
 - A small lake/retention area with picnic tables
 - Connectivity to local and regional trails



NEW COMMUNITY PARKS

CP2 AND CP3

The Master Plan recommends two new Community Parks. Per the Park Standards, these parks will contain the following facilities.

Needed elements for each park:

1. Master plans to ensure that the available land is used wisely and all needed facilities, parking areas, and multi-modal connections are provided.
2. Facilities for each park:
 - 3 Baseball/Softball fields
 - 4 Basketball Courts
 - 1 Community Center
 - 1 Dog Park
 - 3 Football/Soccer Fields
 - 2 Handball or Racquetball Courts
 - 1 Multi-purpose Field
 - 6 Picnic Shelters
 - 1 Playground
 - 1 Skateboard Park
 - 1 Swimming Pool
 - 4 Tennis Courts
 - 2 Volleyball Courts
3. Site and infrastructure:
 - Parking areas
 - Restrooms and Concession areas
 - Landscaping and irrigation
 - Site improvements
 - Connectivity to local and regional trails



D. NEIGHBORHOOD PARKS

In order to meet the Park Standards for Neighborhood Parks, all but one of the City's tot lots have been recommended for conversion to Neighborhood Parks. The exception is the North Miami Tot Lot, which is located at a dangerous intersection on a busy road and has been converted into a passive urban greenspace (PG2).

Neighborhood Parks are specified as Child-oriented (NP-C) or Youth-oriented (NP-Y). Both types will include shade trees, benches, picnic areas and open play areas; in addition to these basic facilities, Child-oriented parks will contain a playground, and Youth-oriented parks will contain basketball courts. In some cases, Child- and Youth-oriented facilities have been provided in the same park (NP-CY) where land availability allows.

EXISTING NEIGHBORHOOD PARKS

NP1-CY SUNKIST GROVE PARK

Existing elements:

- 1 Basketball Court
- 1 Community Center
- 1 Multi-purpose Field
- 1 Picnic Shelter
- 1 Playground

New elements:

- 1 Basketball Court
- 1 Picnic shelter



NP2-C - GRIFFING PARK & COMMUNITY CENTER**Existing elements:**

- 1 Community Center (renovate)
- 1 Multi-purpose Field
- 1 Picnic Shelter (renovate)
- 24 Shuffleboard Courts (renovate 12; remove 12)

New elements:

- Gymnasium with indoor sports courts
- Covered patio with tables for dominoes, chess, etc.
- 1 Playground
- 1 Baseball/Softball field (informal field with backstop)
- 1 Picnic Shelter

NP3-C - ALFRED BESADE PARK**New Elements:**

- 2 Picnic Pavilions

NP4-Y - OLEANDER PARK**Existing elements:**

- Baseball Field (remove)

New elements:

- 1 Multi-purpose Field
- 2 Basketball Courts
- 2 Picnic Shelters

NP5-C - OVERBROOK SHORES PARK**Existing elements:**

- 1 Multi-purpose Field
- 1 Playground

New elements:

- 2 Picnic Shelters



NP6-C - BREEZESWEPT PARK**Existing elements:**

- 1 Basketball Court (half-court)
- 1 Multi-purpose Field
- 1 Playground
- 2 Handball/Racquetball Courts

New elements:

- 2 Picnic Shelters

NP7-CY - KEYSTONE PARK**Existing elements:**

- 1 Basketball Court
- 1 Community Center
- 1 Multi-purpose Field
- 1 Playground

New elements:

- 2 Picnic Shelters

NP8-CY - JAYCEE PARK

This park is currently an empty lot in a residential area, several blocks from an elementary school. The Master Plan recommends that the park be expanded by purchasing adjacent residential lots.

Existing elements:

- 1 Multi-purpose Field

New elements:

- 2 Basketball Courts
- 2 Picnic Shelters
- 1 Playground



NEW NEIGHBORHOOD PARKS (YOUTH-ORIENTED)**NP9-Y - ALHAMBRA PARK****NP10-Y - GRATIGNY PARK****NP11-Y - WEST CENTRAL PARK (130TH STREET)****NP13-Y - NORTH CENTRAL PARK (6TH AVENUE)****NP16-Y - CENTRAL PARK WEST****Elements for each park:**

- 2 Basketball Courts
- 1 Multi-purpose Field
- 2 Picnic Shelters
- Parking
- Landscaping
- Lighting
- Site improvements

NEW NEIGHBORHOOD PARKS (CHILD-ORIENTED)**NP12-C - WEST CENTRAL (128TH STREET)****NP14-C - NORTH CENTRAL (10TH AVENUE)****NP17-C - CENTRAL PARK EAST****Elements for each park:**

- 1 Multi-purpose Field
- 2 Picnic Shelters
- 1 Playground
- Parking
- Landscaping
- Lighting
- Site improvements



NEW NEIGHBORHOOD PARKS (COMBINED CHILD/YOUTH)

NP15-CY - SOUTH CENTRAL

Elements for each park:

- 2 Basketball Courts
- 1 Multi-purpose Field
- 2 Picnic Shelters
- 1 Playground
- Parking
- Landscaping
- Lighting
- Site improvements

NEW NEIGHBORHOOD PARK (PASSIVE)

NP18 - ARCH CREEK

This is a 12-acre natural preserve near Biscayne Bay. It will serve the Arch Creek neighborhood with a limited set of facilities.

Elements for Arch Creek Neighborhood Park:

- 2 Picnic Shelters
- 1 Playground
- Parking
- Landscaping
- Lighting
- Site improvements



E. SPORTS PARKS

EXISTING SPORTS PARKS

SP1 - BEN FRANKLIN PARK

Ben Franklin Park adjoins a middle school, and the facilities are shared.

Existing elements:

- 2 Basketball Courts
- 2 Soccer fields (currently under construction)

New elements:

- 1 Skateboard Park

SP2 - PENNY SUGARMAN TENNIS CENTER

SP3 - NORTH MIAMI ATHLETIC STADIUM

No new facilities are recommended for these Sports Parks.

SP4 - THOMAS SASSO POOL

Located in the heart of a neighborhood, this pool facility and wet tot lot is a key destination for North Miami's kids. The Master Plan recommends a full renovation of this facility.

NEW SPORTS PARK

SP5 - URBAN RECREATION COMPLEX

This urban facility is part of the cultural and recreational facilities planned for the downtown area. It will be a shared facility with the Olympic Training Center.

Needed elements:

- 1 Recreation Center, to include a large gymnasium, indoor basketball and racquetball courts, an outdoor swimming pool that will replace Gribble Pool, exercise and weight training rooms, conference rooms and locker rooms.



F. SPECIAL USE PARKS

EXISTING SPECIAL USE PARKS

SU1 - GWEN MARGOLIS CENTER

SU2 - ELAINE GORDON ENCHANTED FOREST

No changes are recommended for these parks.

SU3 - KIWANIS PARK COMMUNITY CENTER

Existing elements:

- 1 Community Center (renovate)
- 1 Multi-purpose Field
- 1 Playground (renovate)

New Elements:

- 2 Picnic Shelters

NEW SPECIAL USE PARKS

SU4 - CULTURAL ARTS CENTER

This is part of the cultural and recreational complex proposed for the redevelopment of the library. Additional recommended facilities include classrooms for programs, multi-media rooms, a black box theater, gallery space, art studios and other public spaces for cultural activities.

SU5 - CENTRAL PARK

The Community Redevelopment Agency has recommended a Central Park area that will serve as a focal point in the downtown area. It is included as an urban greenspace that will enhance the City's green image. This area should contain landscaping, seating areas, civic art, and wayfinding and/or interpretive signage.

SU6 - MUSEUM OF CONTEMPORARY ART

MOCA is planning a major expansion, and will continue to be a community asset in North Miami.



G. PASSIVE GREENSPACES

EXISTING PASSIVE GREENSPACES

PG1 - NORTH BAYSHORE PARK

Currently this park consists of a large, shady open space along the Biscayne Bay waterfront and a hurricane-damaged boardwalk slated for renovation with FEMA funds.

The Master Plan recommends that the open space be preserved for the enjoyment of the surrounding neighborhood, and that picnic shelters be added. In addition, this park should be used as a stop along the blueways trail around the islands of Biscayne Bay, including a kayak/canoe launch area.

PG2 - NORTH MIAMI BEAUTIFICATION

The site of the current North Miami Tot Lot at NW 135th Street and Opa Locka Boulevard is an unattractive and potentially dangerous spot for a playground. The Master Plan recommends that the playground be removed and the site reconstructed as an urban greenspace, with native vegetation and benches.

PG3 - LIBERTY GARDENS PARK

This cultural park is tucked into a passageway in downtown North Miami. No changes are recommended.

PG4 - BISCAYNE BAY ISLANDS

PG5 - OLETA RIVER STATE RECREATION AREA

PG6 - EMERALD LAKE

These natural areas, all located within North Miami city limits, are valuable local resources.

PG7 - BISCAYNE LANDING PASSIVE GREENSPACE

The Biscayne Landing redevelopment project has set aside 30 acres of land for greenspace. This area may potentially provide land for CP3; the remaining land will remain undeveloped.



A. OVERVIEW

The Implementation Plan is a critical aspect of the park system master planning process. This phase of the Master Plan contains a set of strategies that will allow the City of North Miami to realize the park development recommendations of the plan. The Implementation Plan is divided into three sections:

PARK LAND AND FACILITIES IMPLEMENTATION PLAN

Essentially a capital improvements plan, this section includes the projected costs of the needed improvements and a funding strategy to pay for them. Given the lack of land available in North Miami, it will be a challenge to find adequate vacant land for new park sites. The Implementation Plan proposes a multi-layered approach for financing the improvements. It will take a combination of numerous sources to finance these massive projects. Some of the sources that have been identified are: CRA tax increment financing, development impact fees, various grants, bonds, and user fees. Projections have been made for the utilization of all of these sources over the next 20 years.

LAND USE POLICY IMPLEMENTATION PLAN

The Land Use Policy section proposes a series of changes and adjustments to the City's zoning code and land development regulations. These changes will help the City plan for and fund the new park facilities that will be needed as the City grows. The City will not be able to use impact fees from future growth to pay for existing park needs. Since the City is delinquent in its park system, it must find alternative funding sources to redevelop or build the parks and facilities required to meet the levels of service for current citizens. While retrofitting the City to meet the needs of its current residents, the City is continuing to grow. This new development, both in Biscayne Landing and infill in the City, will be adding new demands on the parks system.

The new CRA development can be used to fund the needed park development. This section of the report proposes changes in the codes to provide impact fee monies to pay for these future needs.

ADMINISTRATION AND MAINTENANCE IMPLEMENTATION PLAN

This section addresses the departmental structuring, operations organization, and financial planning of the City's parks and recreational services delivery system. Several suggestions for improved efficiencies and cost savings for the Parks and Recreation Department are included in this section. In addition, there are recommendations for administrative changes to meet the needs of the increased population and recreation facilities that are proposed in the plan.

B. PARK LAND AND FACILITIES IMPLEMENTATION PLAN

Table 5.1 Facilities Construction Cost Estimates

Facility Type	Estimated Construction Cost
Baseball/Softball Fields (lighted)	\$350,000
Basketball Courts (lighted)	\$80,000
Community Center	\$2,500,000
Dog Park	\$100,000
Football/Soccer Fields (lighted)	\$170,000
Handball/Racquetball Courts	\$30,000
Multi-purpose Field	\$60,000
Picnic Pavilions (20' x 20', lighted)	\$30,000
Playground (with shade canopy)	\$100,000
Recreation Center	\$2,500,000
Shuffleboard/Lawn Games	\$12,000
Skate Park	\$350,000
Swimming Pool	\$1,500,000
Tennis Courts	\$70,000
Volleyball Courts	\$25,000

B1. CAPITAL IMPROVEMENTS PLAN

This section summarizes the capital improvements and related costs for the park developments called for in the Master Plan, including a summary of all parks and detailed descriptions of the facilities and cost estimates for each park.

COST ESTIMATES

The Implementation Plan is based on estimated costs for park land purchase and construction. The cost estimates help anticipate how much money will be needed to provide parks over the life of the Plan.

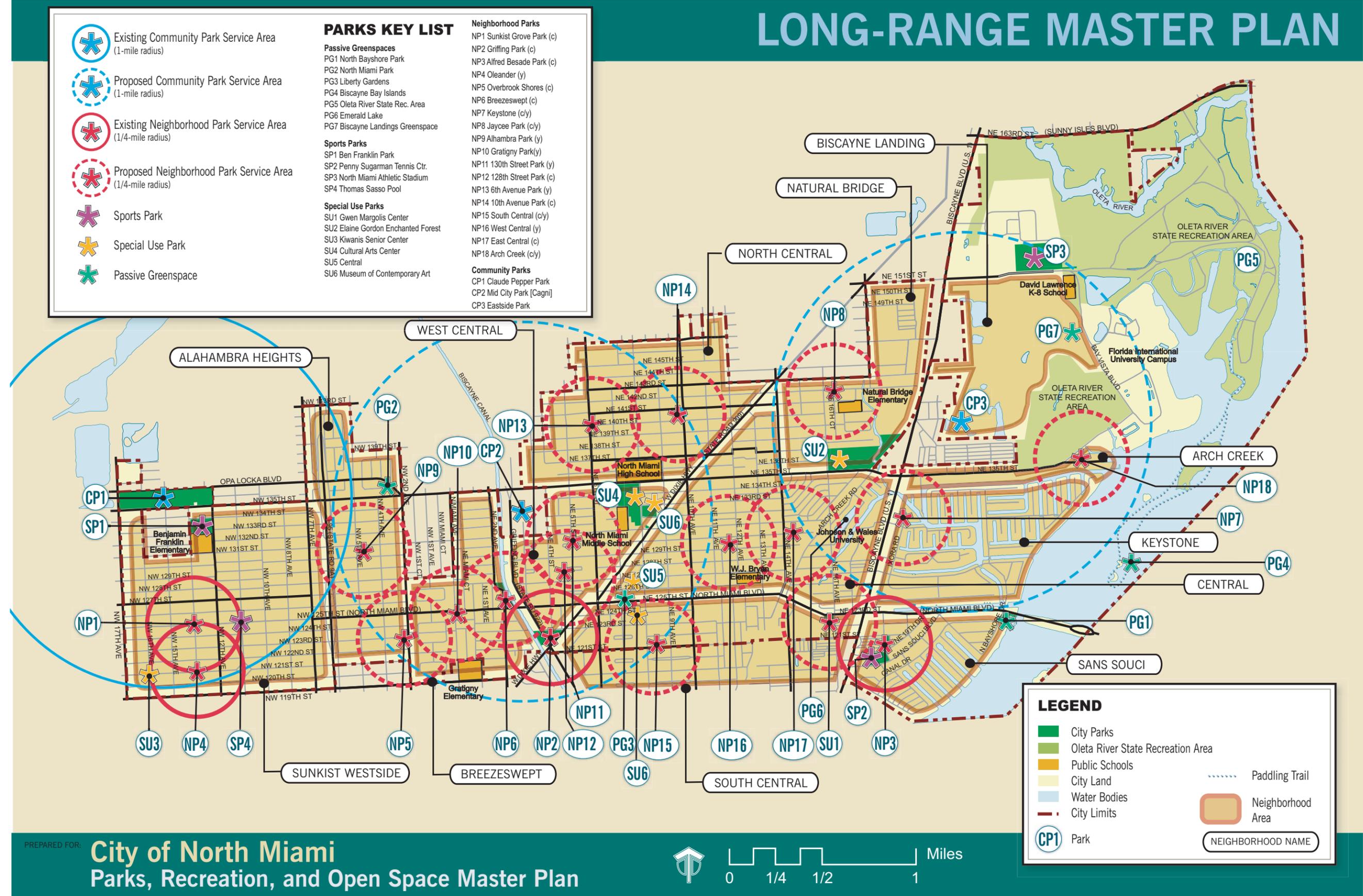
The following assumptions were used to develop the cost estimates for capital improvements (all estimates are in 2007 dollars):

- Cost to purchase land:
 - \$75,000 per lot for vacant residential lots
 - \$250,000 per lot for residential lots with houses
 - \$4,000,000 per acre for commercial or industrial land
- Site and infrastructure cost: based on park size and facilities
- Facilities construction cost: see table this page

The following pages contain a summary of park development costs and a location map.

Figure 5.1 Park System Map

LONG-RANGE MASTER PLAN



PARKS KEY LIST	
	Existing Community Park Service Area (1-mile radius)
	Proposed Community Park Service Area (1-mile radius)
	Existing Neighborhood Park Service Area (1/4-mile radius)
	Proposed Neighborhood Park Service Area (1/4-mile radius)
	Sports Park
	Special Use Park
	Passive Greenspace
Passive Greenspaces	PG1 North Bayshore Park PG2 North Miami Park PG3 Liberty Gardens PG4 Biscayne Bay Islands PG5 Oleta River State Rec. Area PG6 Emerald Lake PG7 Biscayne Landings Greenspace
Sports Parks	SP1 Ben Franklin Park SP2 Penny Sugarman Tennis Ctr. SP3 North Miami Athletic Stadium SP4 Thomas Sasso Pool
Special Use Parks	SU1 Gwen Margolis Center SU2 Elaine Gordon Enchanted Forest SU3 Kiwanis Senior Center SU4 Cultural Arts Center SU5 Central SU6 Museum of Contemporary Art
Neighborhood Parks	NP1 Sunkist Grove Park (c) NP2 Griffing Park (c) NP3 Alfred Besade Park (c) NP4 Oleander (y) NP5 Overbrook Shores (c) NP6 Breezeswept (c) NP7 Keystone (c/y) NP8 Jaycee Park (c/y) NP9 Alhambra Park (y) NP10 Gragny Park(y) NP11 130th Street Park (y) NP12 128th Street Park (c) NP13 6th Avenue Park (y) NP14 10th Avenue Park (c) NP15 South Central (c/y) NP16 West Central (y) NP17 East Central (c) NP18 Arch Creek (c/y)
Community Parks	CP1 Claude Pepper Park CP2 Mid City Park [Cagni] CP3 Eastside Park

LEGEND	
	City Parks
	Oleta River State Recreation Area
	Public Schools
	City Land
	Water Bodies
	City Limits
	Park
	Paddling Trail
	Neighborhood Area
	NEIGHBORHOOD NAME

PREPARED FOR: **City of North Miami**
Parks, Recreation, and Open Space Master Plan



Table 5.2 Capital Needs Summary: Community Parks

	A	B	A * B = C	D	C + D
Park	Acres to be Purchased	Estimated Land Cost per Acre	Estimated Land Cost	Estimated Construction Cost	Total Estimated Cost
CP1 - Claude Pepper Park (West)	0	-	-	\$2,315,500	\$2,315,500
CP2 - Community Park 2 (Central)	20	250,000	5,000,000	8,646,000	13,646,000
CP3 - Community Park 3 (East)	10	250,000	2,500,000	8,646,000	11,146,000
Community Parks Total			\$ 7,500,000	\$ 20,845,000	\$ 28,345,000

Table 5.3 Capital Needs Summary - Neighborhood Parks

	A	B	A * B = C	D	C + D = E
Park	Lots to be Purchased	Estimated Cost per Lot	Estimated Land Cost	Estimated Construction Cost	Estimated Total Cost
NP1 - C - Sunkist Grove Park	0	-	-	\$ 148,500	\$ 148,500
NP2 - C - Griffing Park	0	-	-	1,945,900	1,945,900
NP3 - C - Alfred Besade Park	0	-	-	33,000	33,000
NP4 - Y - Oleander Park	0	-	-	610,500	610,500
NP5 - C - Overbrook Shores NP	0	-	-	121,000	121,000
NP6 - C - Breezeswept NP	0	-	-	143,000	143,000
NP7 - CY - Keystone	0	-	-	66,000	66,000
NP8 - CY - Jaycee Park	2	250,000	500,000	693,000	1,193,000
NP9 - Y - Alhambra Park	6	250,000	1,500,000	638,000	2,138,000
NP10 - Y - Gratigny Park	6	250,000	1,500,000	638,000	2,138,000
NP11 - Y - W. Central - 130th St.	0	-	-	638,000	638,000
NP12 - C - W. Central - 128th St.	0	-	-	572,000	572,000
NP13 - Y - N. Central - 6th Ave.	6	250,000	1,500,000	638,000	2,138,000
NP14 - C - N. Central - 10th Ave.	6	250,000	1,500,000	572,000	2,072,000
NP15 - CY - S. Central	6	250,000	1,500,000	748,000	2,248,000
NP16 - Y - Central - West	6	250,000	1,500,000	638,000	2,138,000
NP17 - C - Central - East	6	250,000	1,500,000	572,000	2,072,000
NP18 - Arch Creek	0	-	-	451,000	451,000
Neighborhood Parks Total			\$ 11,000,000	\$9,865,900	\$ 20,865,900

Table 5.4 Capital Needs Summary - Other Park Types

Park	A Acres to be Purchased	B Estimated Cost per Acre	A * B = C Estimated Land Cost	D Estimated Construction Cost	C + D Total Estimated Cost
PG1 - North Bayshore	0	-	-	\$ 1,017,500	\$ 1,017,500
PG2 - North Miami Beautification	0	-	-	\$55,000	55,000
SP1 - Ben Franklin	0	-	-	605,000	605,000
SP4 - Sasso Pool	0	-	-	1,870,000	1,870,000
SP5 - Urban Recreation Complex	1	4,000,000	4,000,000	16,225,000	20,225,000
SU3 - Kiwanis Park	0	-	-	3,173,500	3,173,500
SU4 - Cultural Arts Center	1	4,000,000	4,000,000	16,225,000	20,225,000
SU5 - Central Park	0.5	4,000,000	2,000,000	2,585,000	4,585,000
Passive Greenway, Sports & Special Use Parks Total			\$ 10,000,000	\$ 40,738,500	\$ 50,738,500



Table 5.5 Capital Needs Detail - Community Parks

CP1 - Claude Pepper Park	Facilities	Cost/Unit	Total Cost
Baseball/Softball (lighted)	5	350,000	1,750,000
Basketball Courts (lighted)	1	80,000	80,000
Dog Park	1	100,000	100,000
Football/Soccer Fields (lighted)	2	170,000	340,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20'x20', lighted)	5	30,000	150,000
Volleyball Courts	2	25,000	50,000
Facilities Total			\$ 2,530,000
Landscaping			250,000
Utilities			150,000
Grading & Drainage			300,000
Site & Infrastructure Total			\$ 700,000
Subtotal			\$3,230,000
Contingency (10%)			\$323,500
CP1 TOTAL			\$3,553,000



Table 5.5 (Continued) Capital Needs Detail - Community Parks

CP2 & CP3	Facilities	Cost/Unit	Total Cost
Baseball/Softball (lighted)	3	\$ 350,000	\$ 1,050,000
Basketball Courts (lighted)	4	80,000	320,000
Community Center	1	2,500,000	2,500,000
Dog Park	1	100,000	100,000
Football/Soccer Fields (lighted)	3	170,000	510,000
Handball/Racquetball Courts	2	30,000	60,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20'x20', lighted)	6	30,000	180,000
Playground (with shade canopy)	1	100,000	100,000
Skate Park	1	350,000	350,000
Swimming Pool	1	1,500,000	1,500,000
Tennis Courts	4	70,000	280,000
Volleyball Courts	2	25,000	50,000
Facilities Total			\$ 7,060,000
Landscaping			250,000
Parking			100,000
Utilities			150,000
Grading & Drainage			300,000
Site & Infrastructure Total			\$ 800,000
Subtotal			\$ 7,860,000
Contingency (10%)			\$786,700
CP2 & CP3 TOTAL			\$8,646,000



Table 5.6 Capital Needs Detail - Neighborhood Parks

NP1 - Sunkist Grove	Facilities	Cost/Unit	Total Cost
Basketball Courts (lighted)	1	80,000	80,000
Picnic Pavilions (20' x 20', lighted)	1	30,000	30,000
Facilities Total			\$110,000
Landscaping			25,000
Site & Infrastructure Total			\$ 25,000
Subtotal			\$135,000
Contingency (10%)			\$13,500
NP1 TOTAL			\$148,500

NP2 - Griffing Park	Facilities	Cost/Unit	Total Cost
Community Center (renovate & add gym)	1	1,250,000	1,250,000
Picnic Pavilions	1	30,000	30,000
Picnic Pavilions (renovate)	1	15,000	15,000
Playground	1	100,000	100,000
Shuffleboard/Lawn Games (renovate)	24	6,000	144,000
Facilities Total			\$1,539,000
Landscaping			75,000
Parking			50,000
Grading/Drainage			75,000
Utilities			30,000
Site & Infrastructure Total			\$230,000
Subtotal			\$1,769,000
Contingency (10%)			\$176,900
NP2 TOTAL			\$1,945,900



Table 5.6 (continued) Capital Needs Detail - Neighborhood Parks

NP3 - Besade Park	Facilities	Cost/Unit	Total Cost
Picnic Pavilions	1	30,000	\$ 30,000
Facilities Total			\$ 30,000
No changes recommended			-
Site & Infrastructure Total			-
Subtotal			\$30,000
Contingency (10%)			\$3,000
NP3 TOTAL			\$33,000

NP4 - Oleander Park	Facilities	Cost/Unit	Total Cost
Basketball Courts	2	80,000	160,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions	2	30,000	60,000
Facilities Total			\$280,000
Landscaping			100,000
Parking			50,000
Grading/Drainage			50,000
Utilities			75,000
Site & Infrastructure Total			\$ 275,000
Subtotal			\$555,000
Contingency (10%)			\$55,500
NP4 TOTAL			\$610,500



Table 5.6 (continued) Capital Needs Detail - Neighborhood Parks

NP5 - Overbrook Shores Park	Facilities	Cost/Unit	Total Cost
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Facilities Total			\$ 60,000
Landscaping			25,000
Utilities			25,000
Site & Infrastructure Total			\$ 50,000
Subtotal			\$ 110,000
Contingency (10%)			\$ 11,100
NP5 TOTAL			\$ 121,000

NP6 - Breezeswept Park	Facilities	Cost/Unit	Total Cost
Picnic Pavilions (20' x 20', lighted)	2	12,000	24,000
Facilities Total			\$ 24,000
Landscaping			45,000
Utilities			25,000
Site & Infrastructure Total			\$ 70,000
Subtotal			\$ 94,000
Contingency (10%)			\$9,400
NP6 TOTAL			\$ 103,400

NP7 - Keystone Park	Facilities	Cost/Unit	Total Cost
Picnic Pavilions	2	30,000	60,000
Facilities Total			\$ 60,000
Subtotal			\$ 60,000
Contingency (10%)			\$6,000
NP7 TOTAL			\$ 66,000



Table 5.6 (continued) Capital Needs Detail - Neighborhood Parks

NP8 - Jaycee Park	Facilities	Cost/Unit	Total Cost
Basketball Courts (lighted)	2	80,000	160,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Playground (with shade canopy)	1	100,000	100,000
Facilities Total			\$380,000
Landscaping			100,000
Parking			50,000
Grading/Drainage			50,000
Utilities			50,000
Site & Infrastructure Total			\$ 250,000
Subtotal			\$630,000
Contingency (10%)			\$63,000
NP8 TOTAL			\$693,000

NP18 - Arch Creek Park	Facilities	Cost/Unit	Total Cost
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Playground (with shade canopy)	1	100,000	100,000
Facilities Total			\$160,000
Landscaping			100,000
Parking			50,000
Grading/Drainage			50,000
Utilities			50,000
Site & Infrastructure Total			\$ 250,000
Subtotal			\$410,000
Contingency (10%)			\$41,000
NP18 TOTAL			\$451,000



Table 5.6 (continued) Capital Needs Detail - Neighborhood Parks

NP - Child + Youth	Facilities	Cost/Unit	Total Cost
Basketball Courts (lighted)	2	80,000	160,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Playground (with shade canopy)	1	100,000	100,000
Facilities Total			\$380,000
Landscaping			125,000
Parking			50,000
Grading/Drainage			75,000
Utilities			50,000
Site & Infrastructure Total			\$ 300,000
Subtotal			\$ 680,000
Contingency (10%)			\$ 68,000
NP-CY TOTAL			\$748,000

NP - Child	Facilities	Cost/Unit	Total Cost
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Playground (with shade canopy)	1	100,000	100,000
Facilities Total			\$220,000
Landscaping			125,000
Parking			50,000
Grading/Drainage			75,000
Utilities			50,000
Site & Infrastructure Total			\$ 300,000
Subtotal			\$520,000
Contingency (10%)			\$52,000
NP-C TOTAL			\$572,000



Table 5.6 (continued) Capital Needs Detail - Neighborhood Parks

NP - Youth	Facilities	Cost/Unit	Total Cost
Basketball Courts (lighted)	2	80,000	160,000
Multi-purpose Field	1	60,000	60,000
Picnic Pavilions (20' x 20', lighted)	2	30,000	60,000
Facilities Total			\$280,000
Landscaping			125,000
Parking			50,000
Grading/Drainage			75,000
Utilities			50,000
Site & Infrastructure Total			\$ 300,000
Subtotal			\$ 580,000
Contingency (10%)			\$ 58,000
NP-Y TOTAL			\$ 638,000



Table 5.7 Capital Needs Detail - Sports Parks

SP1 - Ben Franklin	Facilities	Cost/Unit	Total Cost
Skate Park	1	350,000	350,000
Facilities Total			\$350,000
Landscaping			25,000
Parking			50,000
Utilities			25,000
Grading & Drainage			100,000
Site & Infrastructure Total			\$ 200,000
Subtotal			\$550,000
Contingency (10%)			\$55,000
SP1 TOTAL			\$605,000

SP4 - Thomas Sasso Pool	Facilities	Cost/Unit	Total Cost
Swimming Pool	1	1,500,000	1,500,000
Facilities Total			\$1,500,000
Landscaping			25,000
Parking			50,000
Utilities			25,000
Grading & Drainage			100,000
Site & Infrastructure Total			\$ 200,000
Subtotal			\$1,700,000
Contingency (10%)			\$170,000
SP4 TOTAL			\$1,870,000



Table 5.7 (continued) Capital Needs Detail - Sports Parks

SP5 - Urban Recreation Complex	Facilities	Cost/Unit	Total Cost
Recreation Center	1	12,000,000	12,000,000
Facilities Total			\$12,000,000
Landscaping			100,000
Parking			2,000,000
Utilities			150,000
Grading & Drainage			500,000
Site & Infrastructure Total			\$ 2,750,000
Subtotal			\$14,750,000
Contingency (10%)			\$1,475,000
SP5 TOTAL			\$16,225,000



Table 5.8 Capital Needs Detail - Special Use Parks

SU3 - Kiwanis Park	Facilities	Cost/Unit	Total Cost
Community Center	1	2,500,000	2,500,000
Picnic Pavilions (20'x20', lighted)	2	30,000	60,000
Playground (with shade canopy)	1	100,000	100,000
Facilities Total			\$2,660,000
Landscaping			75,000
Parking			50,000
Utilities			25,000
Grading & Drainage			75,000
Site & Infrastructure Total			\$ 225,000
Subtotal			\$2,885,000
Contingency (10%)			\$288,500

SU4 - Cultural Arts Center	Facilities	Cost/Unit	Total Cost
Cultural Arts Center	1		12,000,000
Facilities Total			\$12,000,000
Landscaping			100,000
Parking			2,000,000
Utilities			150,000
Grading & Drainage			500,000
Site & Infrastructure Total			\$ 2,750,000
Subtotal			\$14,750,000
Contingency (10%)			\$1,475,000
SU4 TOTAL			\$16,225,000

Table 5.8 (continued) Capital Needs Detail - Special Use Parks

SU5 - Central Park	Facilities	Cost/Unit	Total Cost
Amphitheater & Civic Art	1		2,000,000
Facilities Total			\$2,000,000
Landscaping			100,000
Utilities			150,000
Grading & Drainage			100,000
Site & Infrastructure Total			\$350,000
Subtotal			\$2,350,000
Contingency (10%)			\$235,000
SU5 TOTAL			\$2,585,000

Table 5.9 Capital Needs Detail - Passive Greenspaces

PG2 - North Miami Beautification	Facilities	Cost / Unit	Total Cost
Landscaping			50,000
Site & Infrastructure Total			\$ 50,000
Subtotal			\$50,000
Contingency (10%)			\$5,000
PG2 TOTAL			\$55,000



B2. FUNDING AND PHASING STRATEGY

PROJECT FUNDING

For the purpose of allocating funding to various park system projects, a distinction has been made between funding current deficits and funding for new population growth.

Funding for Current Deficits

This funding is required to bring North Miami's parks system from its current status up to compliance with the Park Standards for the population benchmark of 60,000 residents. This funding comes from a variety of sources:

- 50 percent from the City's General Obligation Bond
- 25 percent from the CRA's TIF funds
- 25 percent from grants and other outside funding sources.

The Master Plan projects to be funded by this method are as follows:

- All upgrades/renovations of existing parks
- All new parks, with the exception of two Neighborhood Parks
- Portions of the Urban Recreation Complex and Cultural Arts Center (see below)

Population Growth

Population Growth funding pays to meet park standards from the 60,000 mark up to the 75,000 population benchmark, which is the planning population set for the Master Plan. The source of this funding is a new city Impact Fee, which is calculated in the table below.

Total Cost for Future Population	\$ 20,057,000
Population Projection	15,000
Per Capita Cost	\$ 1,337.13
Average Household Size	2.5
Per Household Cost	\$ 3,342.83



The Master Plan projects to be funded by this method are as follows:

- SP5 - the Urban Recreation Complex (partial funding - see below)
- SU4 - the Cultural Arts Center (partial funding - see below)
- CP3 - Community Park #3
- NP11 and NP16

Urban Recreation Complex and Cultural Arts Center

A mix of the two funding strategies will be used for these facilities:

- \$10,000,000 for each facility has been contributed by the developer of Biscayne Landing;
- 50 percent of the remaining balance will come from the GO Bond;
- 30 percent of the remaining balance will come from Impact Fees; and
- 20 percent of the remaining balance will come from TIF funds.

The following table summarizes the funding needed for each park, along with a breakdown of the assumed funding sources.



Table 5.10 Capital Needs Summary with Funding Sources

Park	Acres / Lots to be Purchased	Estimated Land Cost per Acre / Lot	Estimated Land Cost	Estimated Construction Cost	Total Estimated Cost	Population Growth (up to 75,000)	Current Deficits (up to 60,000 population)		
						Impact Fees	TIF	GO Bond	Outside Funding
CP1 - Claude Pepper Park	-	-	-	3,553,000	3,553,000	-	1,065,900	1,776,500	710,600
CP2 - Community Park 2	20	250,000	5,000,000	8,646,000	13,646,000	-	4,093,800	6,823,000	2,729,200
CP3 - Community Park 3	10	250,000	2,500,000	8,646,000	11,146,000	11,146,000	-	-	-
NP1 - C - Sunkist Grove Park	-	-	-	148,500	148,500	-	44,550	74,250	29,700
NP2 - C - Griffing Park	-	-	-	1,945,900	1,945,900	-	583,770	972,950	389,180
NP3 - C - Alfred Besade Park	-	-	-	33,000	33,000	-	9,900	16,500	6,600
NP4 - Y - Oleander Park	-	-	-	610,500	610,500	-	183,150	305,250	122,100
NP5 - C - Overbrook Shores NP	-	-	-	121,000	121,000	-	36,300	60,500	24,200
NP6 - C - Breezeswept NP	-	-	-	143,000	143,000	-	42,900	71,500	28,600
NP7 - CY - Keystone	-	-	-	66,000	66,000	-	19,800	33,000	13,200
NP8 - CY - Jaycee Park	2	250,000	500,000	693,000	1,193,000	-	357,900	596,500	238,600
NP9 - Y - Alhambra Park	6	250,000	1,500,000	638,000	2,138,000	-	641,400	1,069,000	427,600
NP10 - Y - Gragny Park	6	250,000	1,500,000	638,000	2,138,000	-	641,400	1,069,000	427,600
NP11 - Y - W. Central - 130th St.	-	-	-	638,000	638,000	638,000	-	-	-
NP12 - C - W. Central - 128th St.	-	-	-	572,000	572,000	-	171,600	286,000	114,400
NP13 - Y - N. Central - 6th Ave.	6	250,000	1,500,000	638,000	2,138,000	-	641,400	1,069,000	427,600
NP14 - C - N. Central - 10th Ave.	6	250,000	1,500,000	572,000	2,072,000	-	621,600	1,036,000	414,400
NP15 - CY - S. Central	6	250,000	1,500,000	748,000	2,248,000	-	674,400	1,124,000	449,600
NP16 - Y - Central - West	6	250,000	1,500,000	638,000	2,138,000	2,138,000	-	-	-
NP17 - C - Central - East	6	250,000	1,500,000	572,000	2,072,000	-	621,600	1,036,000	414,400
NP18 - CY - Arch Creek	-	-	-	451,000	451,000	-	135,300	225,500	90,200
PG2 - North Miami Beautification	-	-	-	55,000	55,000	-	16,500	27,500	11,000
SP1 - Ben Franklin	-	-	-	605,000	605,000	-	181,500	302,500	121,000
SP4 - Sasso Pool	-	-	-	1,870,000	1,870,000	-	561,000	935,000	374,000
SP5 - Urban Recreation Complex	1	4,000,000	4,000,000	16,225,000	20,225,000	3,067,500	2,045,000	5,112,500	10,000,000
SU3 - Kiwanis Park	-	-	-	3,173,500	3,173,500	-	952,050	1,586,750	634,700
SU4 - Cultural Arts Center	1	4,000,000	4,000,000	16,225,000	20,225,000	3,067,500	2,045,000	5,112,500	10,000,000
SU5 - Central Park	0.5	4,000,000	2,000,000	2,585,000	4,585,000	-	4,585,000	-	-
TOTAL			\$ 28,500,000	\$ 71,449,400	\$ 99,949,400	\$ 20,057,000	\$ 20,972,720	\$ 30,721,200	\$ 28,198,480

PROJECT PHASING

Implementation of the Master Plan has been organized into three phases based on future benchmarks. These phases are proposed based on three criteria: first, the increase in demand for parks as the population grows; second, providing lead time to purchase lands as they become available; and finally, allowing sufficient time to acquire permits for new parks. The phases of the North Miami Park System Master Plan are as follows:

- Phase One will be from the time of Plan adoption (2007) to approximately the year 2015, during which time the following goals should be set:
 - Acquire land for CP2.
 - Add facilities to existing Neighborhood Parks.
 - Acquire additional lots needed for new Neighborhood Parks.
 - Add striping for on-street bicycle lanes.
 - Acquire land for Central Park.
 - Acquire land for CP3.
 - Develop the blueway trail connecting Oleta River SRA, North Bayshore, Arch Creek, and the spoils islands.
- Phase Two will be approximately from 2015 to 2020, and will include the following goals:
 - Build CP2.
 - Build new Neighborhood Parks.
 - Build Central Park.
 - Acquire land for the Cultural Center and Urban Recreation Complex.
- Phase Three will be approximately from 2020 to 2025, and will include the following goals:
 - Build CP3.
 - Build the Cultural Center and Urban Recreation Complex.



Table 5.11 Annual Funding Needs

	Phase One								
	2007	2008	2009	2010	2011	2012	2013	2014	2015
CP1 - Claude Pepper Park		3,553,000							
CP2 - Community Park 2								5,000,000	
CP3 - Community Park 3								2,500,000	
NP1 - C - Sunkist Grove Park		148,500							
NP2 - C - Griffing Park		1,945,900							
NP3 - C - Alfred Besade Park		33,000							
NP4 - Y - Oleander Park	610,900								
NP5 - C - Overbrook Shores NP	121,000								
NP6 - C - Breezeswept NP	143,000								
NP7 - CY - Keystone					66,000				
NP8 - CY - Jaycee Park					500,000	693,000			
NP9 - Y - Alhambra Park			1,500,000						
NP10 - Y - Gratigny Park				1,500,000					
NP11 - Y - W. Central - 130th St.					477,400				
NP12 - C - W. Central - 128th St.					471,900				
NP13 - Y - N. Central - 6th Ave.	1,500,000								
NP14 - C - N. Central - 10th Ave.			1,500,000						
NP15 - CY - S. Central				1,500,000					
NP16 - Y - Central - West				1,500,000					
NP17 - C - Central - East			1,500,000						
NP18 - CY - Arch Creek	451,000								
PG2 - North Miami Beautification		55,000							
SP1 - Ben Franklin									
SP4 - Sasso Pool									
SP5 - Urban Recreation Complex									
SU3 - Kiwanis Park						3,173,500			
SU4 - Cultural Arts Center									
SU5 - Central Park							2,000,000		
TOTAL	\$ 2,825,500	\$ 3,958,900	\$ 6,276,500	\$ 4,500,000	\$ 1,776,000	\$ 3,866,500	\$ 2,000,000	\$ 3,750,000	\$ 3,750,000

Land Acquisition
Construction

Phase One Average Annual Cost: \$ 3,633,711

Table 5.12 Annual Funding Needs - Phase Two and Phase Three

	Phase Two					Phase Three				
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CP1 - Claude Pepper Park										
CP2 - Community Park 2	8,646,000									
CP3 - Community Park 3						8,646,000				
NP1 - C - Sunkist Grove Park										
NP2 - C - Griffing Park										
NP3 - C - Alfred Besade Park										
NP4 - Y - Oleander Park										
NP5 - C - Overbrook Shores NP										
NP6 - C - Breezeswept NP										
NP7 - CY - Keystone										
NP8 - CY - Jaycee Park										
NP9 - Y - Alhambra Park			638,000							
NP10 - Y - Gratigny Park			638,000							
NP11 - Y - W. Central - 130th St.										
NP12 - C - W. Central - 128th St.										
NP13 - Y - N. Central - 6th Ave.		638,000								
NP14 - C - N. Central - 10th Ave.		572,000								
NP15 - CY - S. Central			748,000							
NP16 - Y - Central - West				638,000						
NP17 - C - Central - East				572,000						
NP18 - CY - Arch Creek										
PG2 - North Miami Beautification										
SP1 - Ben Franklin					605,000					
SP4 - Sasso Pool			1,870,000							
SP5 - Urban Recreation Complex		4,000,000					16,225,000			
SU3 - Kiwanis Park										
SU4 - Cultural Arts Center				4,000,000					16,225,000	
SU5 - Central Park				2,585,000						
TOTAL	\$ 3,716,350	\$ 6,665,650	\$ 5,351,700	\$ 4,241,800	\$ 3,897,500	\$ 3,716,350	\$ 11,828,850	\$ 8,112,500	\$ 8,112,500	\$ 8,112,500

Land Acquisition
Construction

Phase Two Average Annual Cost: \$ 5,230,000

Phase Three Average Annual Cost: \$ 8,219,200

FUNDING OPPORTUNITIES

Funding for capital improvements will come from a variety of sources, including grants from State and Federal programs. The table on the following page summarizes some of the grants available to Florida cities for park land acquisition and construction.



Table 5.13 Grant Opportunities

Agency	Due	Type	Amount	Required Match	Contact
Florida Forever – Florida Communities Trust	August	Land Acquisition	Up to 10% of total available	Population under 10,000: 0% match Pop. Over 10,000: 25% minimum	Florida Department of Community Affairs (DCA) http://www.FloridaCommunityDevelopment.org (850) 922-2207
Florida Recreation Development and Assistance Program (FRDAP)	September 1-15	Land Acquisition, Development, Renovation for Public Outdoor Recreation & Trails	\$200,000 max.	0% - 100%	Florida DEP – Bureau of Design & Recreational Services http://www.dep.state.fl.us/parks/OIRS/ (850)245-2501
Greenways and Trails Acquisition Program	October - December	Land Acquisition	Varies	No minimum, but required	Florida DEP, Office of Greenways and Trails http://www.dep.state.fl.us/gwt/acq/ (850)245-2052
Recreational Trails Program	January	Development of Trails, Trailheads, Trailside Facilities	Up to \$437,000	20% - 50%	Florida DEP http://www.dep.state.fl.us/gwt/grants/ (850)245-2052
Urban and Community Forestry Assistance Program	April	Urban Forestry programs	Up to \$25,000	50%	Florida Department of Agriculture/Division of Forestry http://www.fl-dof.com/forest_management/cfa_urban_grants.html Charlie Marcus 850/921-0300
Small Cities Community Development Block Grants	January	Parks & Recreation as well as Housing, Utilities, Streets, Economic Development, Revitalization, Drainage	Varies – up to \$7,000,000	None, but encouraged	Florida DCA
Trust for Public Land		Variety of Services Including Land Acquisition, Park Rehabilitation	Varies	Varies	Trust for Public Land http://www.tpl.org

C. LAND USE POLICY IMPLEMENTATION PLAN

C1. CRA PLAN

The following policy updates are recommended for the Community Redevelopment Agency:

- Incorporate the recommendations of the Park System Master Plan into the CRA Plan:
 - SU5 - Central Park
 - Land Development Regulation updates
 - Streetscape improvements
 - SP5 - Urban Recreation Complex and SU4 - Cultural Arts Center
 - Impact Fees for Parks and Recreation
- Revise the CRA Plan to coordinate its capital improvements element to be compatible with the TIF utilization recommendations in the Master Plan:
 - 30 percent of CP1 (facilities construction) and CP2 (land acquisition and facilities construction)
 - 30 percent of Neighborhood Parks land acquisition and facilities construction costs
 - 30 percent of land acquisition and facilities construction costs for Passive Greenway Parks, Special Use Parks, and Sports Parks

C2. NORTH MIAMI COMPREHENSIVE PLAN

The following updates are recommended for the City's Comprehensive Plan:

- Incorporate the Park and Facility Standards into the Recreation and Open Space element.
- Incorporate the Master Plan capital improvement recommendations into the Capital Improvements Element.
- Incorporate the bikeways recommendations into the Transportation Element.
- Develop recommendations for multi-jurisdictional trail planning and construction.
- Adopt impact fees proposed in the Funding and Phasing Strategies section.

C3. LAND DEVELOPMENT REGULATIONS

The following updates are recommended for the City's Land Development Regulations:

- Creation of Impact Fees for generating funds for the 15,000 additional residents.
- Urban Design standards for infill streetscaping.
- Urban Design Standards for roof gardens.
- Urban Design Standards for interior and exterior plazas.
- Urban Design Standards for urban landscaping.



D. ADMINISTRATION & MAINTENANCE IMPLEMENTATION PLAN

D1. DEPARTMENTAL ORGANIZATION

The analysis section of this Master Plan indicated that the City of North Miami was currently spending more money per capita and per park acre than many similar sized cities in Florida. In addition, the analysis determined that the City also had more employees per capita and park land than these other cities. However, the Parks and Recreation Department takes on a variety of tasks that are not traditionally handled by a typical parks department. Some examples include:

- Basic lawn mowing services are sub-contracted to a local business, but all other aspects of landscaping and grounds maintenance are performed by Parks & Recreation Staff.
- Janitorial services for all parks and Community Centers are performed by in-house staff and not subcontracted.
- North Miami's large number of Community Centers also contributes to the higher number of staff.
- The Parks & Recreation department also maintains a large amount of median landscape area as a part of their services. This includes 18,000 trees in right-of-ways throughout the City. In many cities this type of maintenance is done by Public Works instead.
- Maintenance staff in City parks serves the dual purpose of providing a presence that may help decrease vandalism and increase users' sense of safety.

In the future, new facilities will require new staff to manage, operate and maintain them. The City needs to assess the level of service they need to deliver with these new facilities. The accompanying section on budget issues makes projections for this new facility staffing needs; however, as they come on-line, more specific projections should be developed.

D2. PROGRAMS

It was also noted in the analysis section that the City has a large segment of the population in the young family and teenage demographic categories. This is unusual for Florida cities. This condition means that the demand for athletic and recreation programs, summer camp programs, arts and education programs is going to be very high. Providing these kinds of activities for the community is not only important, it is close to the highest priority in the City. Providing recreation and educational activities for the youth of the community is the best expenditure of City monies for the future of the City.



Staff should prepare a survey of the community to determine the desired types of programs that the residents would like to participate in. Based upon the survey, staffing should be assessed to determine if there is a need for more employees to manage the programs. When the Cultural Arts Center and library are in the programming phases, staff needs to make sure that there is ample space for the educational out-reach facilities for the children and adults in North Miami.

In the public workshops held in 2006 and 2007 for the development of this Master Plan, the following needs were expressed for programs:

- More ethnic-oriented events, activities and programs
- Severe demand for more youth activities and sports programs
- More after-school care programs
- Increased computer skills and job training programs
- Increase downtown activities in conjunction with the CRA efforts



D3. PLANNING AND DEVELOPMENT

The Parks department will be going through some major changes over the next several years. The number and size of the parks will be increasing very dramatically. As a result, the department will need to hire a full-time staff person in charge of capital improvements and park planning and design. This individual should be a landscape architect with construction experience.

Other Planning & Development recommendations include:

- The Parks planning staff person and/or the Assistant Parks Director should attend all new development review items in the Planning department. They should make sure that the intentions of this Master Plan are included in the approved developments.
- The Department needs to take an expanded role in the CRA planning process, to lobby for the increased demand on the parks system created by the implementation of the CRA plan.

D4. OPERATING & MAINTENANCE BUDGET

A phased budget for Operating and Maintenance costs attempts to anticipate funding for staff and operations budget increases as the parks system grows. The Parks Planning Coordinator is recommended by this Master Plan as a liaison among the agencies and decision makers that will help the projects come to fruition. Other staff are to be added as new facilities and programs are implemented, such as Community Center and Community Park staff and new maintenance staff.



PHASED OPERATING & MAINTENANCE BUDGET

Phase One

	New positions	Annual Salary Each Position	Total
Parks Planning Coordinator	1	\$55,000	\$50,000
Kiwanis Park Community Center	1	44,000	\$ 30,000
Maintenance	4	38,000	\$120,000
Part-time staff for programs, etc.	4	10,000	\$ 50,000
Phase One Total	10		\$ 40,000

Phase Two

	New positions	Annual Salary Each Position	Total
CP2 Manager	1	52,000	\$ 52,000
Maintenance	4	38,000	\$ 152,000
Part-time staff for programs, etc.	4	10,000	\$ 40,000
CP2 Operations Budget			\$ 250,000
Phase Two Total	9		\$ 494,000

Phase Three

	New positions	Annual Salary Each Position	Total
CP3 Manager	1	52,000	\$ 52,000
Urban Recreation Manager	1	52,000	\$ 52,000
Cultural Arts Manager	1	52,000	\$ 52,000
Maintenance	4	38,000	\$ 152,000
Part-time staff for programs, etc.	4	10,000	\$ 40,000
CP3 Operations Budget			\$ 250,000
Phase Three Total	11		\$ 598,000

D5. REVENUE GENERATION

USER FEES FOR PROGRAMS

While user fees are not initially popular with users, a proper marketing and information effort should help users understand the necessity of this strategy.

Many municipalities believe that adult programming should not be subsidized but pay its own way, and in some cases, produce revenue. It is recommended that North Miami track the true costs of each program, including maintenance and facility costs, staff costs, advertising costs, etc., and adjust the cost for participating in the program so that there is no cost to the City.

Most municipalities believe that children's and teen's programs be partially subsidized, and that reduced cost for participation be given to the financially disadvantaged. The choice of how much the program is subsidized is a philosophical decision to be made by the City. It is recommended that the Parks and Recreation department track the true costs for each program and make adjustments so that one program is not subsidized more than another.

FACILITY RENTALS

As the new community centers and neighborhood parks are added to the system, the existing fee plan for rental facilities should be updated.

- The fees should be set to cover true cost of the facility including utilities, personnel costs and clean up, and produce revenue for the City. Picnic shelters can be used on a first come-first served basis; however, guaranteed use can be made through a reservation program that includes a rental and clean-up fee.
- Facility rental should be competitive with private facilities.
- Athletic facilities should also be rented. They are quite costly to maintain so the fees should cover the cost of maintenance and upkeep.

EQUIPMENT RENTAL

This revenue source is available through the rental of equipment such as tables, chairs, tents, stages, bicycles, roller blades, canoes, kayaks, sports equipment, etc.

SPECIAL FUND-RAISERS

Many park and recreation agencies have special fund-raisers on an annual basis to help cover the costs of specific programs and/or capital projects.



UTILITY ROUND-UP PROGRAMS

Some park and recreation agencies have worked with the local utilities on a round-up program whereby a consumer can pay the difference between their bill up to the even dollar amount and they then pay the parks and recreation department the difference.

CORPORATE SPONSORSHIPS

This revenue-funding source allows corporations to invest in the development or enhancement of additional programs in the City. Sponsorships are also used for special events.

FOUNDATIONS

These dollars are raised from tax-exempt, non-profit organizations established with private donations in promotion of specific causes, activities or issues. They offer a variety of means to fund capital projects, gifts, fund-raisers, endowments, etc.

ADVERTISING

This revenue source is for the sale of tasteful and appropriate advertising on park and recreation related items such as the City's program guide, scoreboards, dasher boards, fences or other visible products or services that are consumable or permanent that expose the product or service to many people.

SIGNAGE FEES

This revenue source taxes citizens and businesses with signage fees at key locations with high visibility for short term events. Signage fees typically run from \$25 to \$100 per sign based on the size and location.

SCHOLARSHIP PROGRAM

This program allows the City to set across-the-board subsidy rates but offer financial assistance to those residents who cannot afford to pay the full amount. In this way, the program subsidy level is maintained and equitable access to the programs is maintained. The scholarship program can be a formal program through which businesses and individuals can donate money specifically to the program. Or the program can be funded with monies from the City, either from the general fund or other designated source.



ADOPT-A-PARK PROGRAM

The development of a formal Adopt-A-Park program would establish rules and guidelines of responsibilities for the adoptee. It would be recommended that the adopters be a formal organization such as a neighborhood organization, homeowners association, business, civic group, etc. The group would commit to park upkeep and clean-up projects on a regular basis for a specified period of time, thereby relieving some of the responsibility of the Parks and Recreation maintenance staff.

WISH LIST

This method of raising funds or getting materials has proven to be a successful method of augmenting the budget. Each year, the department establishes a “wish list” of items that they need, such as landscaping materials, play equipment, art supplies, even vehicles and equipment. The list is published to the public. The downside is that the results can vary greatly from year to year, depending on the economy’s performance. It is suggested that the list not contain any items necessary for day-to-day operation.

VOLUNTEER PROGRAM

The use of volunteers to do clerical work and programming can be a useful tool in augmenting the staffing levels. Volunteer programs should be formalized and include background checks, regular schedules, job descriptions and evaluations to assure the safety of the clientele and the quality of the volunteers. It should be recognized that the development of a formalized process would require considerable work by the Parks and Recreation and Human Resources staff; however, in the long run, it would be a useful tool in helping augment recreation staff. It should be remembered that a volunteer program should only augment the appropriate staff and never be substituted for required staff members.

COST AVOIDANCE

The City should take a position of not being everything for everyone. It must be driven by the market and stay with the Department’s core business. By shifting its role as direct provider, the City will experience savings by deciding whether or not to provide that facility or program.



D6. SUSTAINABLE DESIGN PRACTICES

The benefits of sustainable design include lower operational and maintenance costs, reduced impact on the natural environment, improved ecological functioning of developed sites, and an increase in the health, safety and comfort of visitors.

The following table helps to define sustainable design by comparing it to non-sustainable design:

Sustainable Design	Non-Sustainable Design
Durable Material from natural, renewable, or recyclable sources (stone, fly-ash concrete, recycled aluminum)	High-energy/high resource impact material selection with short life expectancy (synthetic carpeting, hydrocarbon-based plastics)
Lower energy consumption and resource demands (use of recycled wastewater, low-volume plumbing fixtures, and energy-efficient equipment)	High utility cost (unrestricted water use, unrestricted water use, discharge of waste without reuse/recycling)
Operational mandate and direction (experienced management with appropriate resource and climate background, commitment to sustainable design)	Lack of operational manuals and direction (no waste management manual or long-term maintenance plan)
Helps promote: lower operational costs (better training, warehousing) high visitor satisfaction (local materials, appearance harmonious with environment) reduced maintenance staff with higher morale (pride in facility, easier to maintain) little redesign or rehabilitation	Leads to: high operational costs low visitor satisfaction large maintenance staff frequent rehabilitation and/or replacement

Source: National Parks System, Guiding Principles of Sustainable Design.

<http://www.nps.gov/dsc/dsgncnstr/gpsd/toc.html>

- The Parks and Recreation department should develop a detailed Design Guide for sustainable building and site development. Sustainable practices should be integrated into the entire decision-making process for a park, including building design, construction materials, parking, interior and exterior lighting, tree removal and landscaping, energy efficiency, utilities and waste systems, irrigation, surrounding ecosystems, historic and cultural context, and stormwater drainage.
- At least one person on the staff of the Community Development, Public Works or Parks and Recreation department should gain LEED professional accreditation.



Sources for additional information:

- US Green Building Council - <http://www.usgbc.org/>
- Seattle, Washington Parks & Recreation - <http://www.seattle.gov/parks/sustainable/>

COST-CUTTING MAINTENANCE PRACTICES

- Maintenance Guidelines should be developed in order to monitor the cost and efficiency of maintenance of park structures and park areas. Creating activity-based costing models for each area will assist in determining efficiencies in the department, eliminating duplication of processes and identifying areas for contracting services.
- Because of the high cost of employee benefits, it is often more cost-effective to contract the routine maintenance. Certainly some staff is needed for emergencies or for areas that require a higher level of maintenance. It is likely that the parks will receive a higher level of maintenance because the contracted staff will not be utilized for other jobs. They will maintain a strict schedule. Additionally, the cost of purchasing and maintaining equipment becomes the responsibility of the contractor.
- North Miami will have a number of parks with irrigation systems. Certainly, it can be said that green space is more aesthetically pleasing when irrigated on a regular basis. The landscaping remains healthy and the park is more appealing; however, irrigation systems can be a maintenance-intensive problem, especially with older systems.
- Standardizing and computerizing the irrigation systems in North Miami's parks will result in a reduction in water costs, immediate identification of breaks and leaks, electrical problems, broken irrigation heads and more. Additionally, many systems can adjust water usage based on plant stress, moisture depletion at the root zone, site microclimate, soil type, slope, root zone depth, plant type and precipitation rate. There is an initial capital cost. Amortization depends of the type of system and the cost savings.
- Computerized tracking of work hours, equipment costs and material costs can indicate if one area is costing more than other areas so that the situation creating that higher cost can be identified and rectified.



CONCLUSION

As an urban area reaching build-out, the City of North Miami faces challenges in securing and providing sufficient park land and recreational amenities for its residents. An amended Comprehensive Plan currently going through the adoption process will permit increased development densities which could allow the City's population to rise. This Parks and Recreation System Master Plan will be a valuable resource to City leaders and staff as they strive to provide amenities for this growing population. The plan is intended for immediate action: rectifying current deficiencies and addressing the needs of a future population. It should be noted that this population is increasingly composed of younger families and fewer retirees. The addition of two new Community Parks and completion of Claude Pepper Park will go a long way towards serving this younger population's needs. Renovations and additions of other, smaller parks and greenspaces will supplement the amenity package that the City offers its citizens. The implementation section describes a two-phased approach through the year 2020 involving land acquisition and capital improvements. As infill and redevelopment projects are completed population growth will be reassessed and the parks system plan will be adjusted accordingly.

Prepared By:

