VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
HYBRID EMERGENCY SPECIAL COUNCIL MEETING
WEDNESDAY, MARCH 20, 2024 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

---

1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **REQUESTS, PETITIONS, AND PUBLIC COMMENTS** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

3. COUNCIL DISCUSSION

A. DISCUSSION AND POSSIBLE ACTION ON THE VACANT LAND OF APPROXIMATELY 101,059 SQUARE FEET, CARRYING FOLIO NUMBER 33-5023-009-0120, LOCATED SOUTH OF SW 140TH STREET, REFERRED TO AS THE SITE, FOR THE PURPOSE OF USING IT AS A VILLAGE POCKET PARK.

4. NEXT MEETING AND ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. A

Item Cover Page

EMERGENCY SPECIAL COUNCIL MEETING AGENDA ITEM REPORT

DATE:	March 20, 2024
SUBMITTED BY:	Missy Arocha, Village Manager's Office
ITEM TYPE:	Discussion
AGENDA SECTION:	COUNCIL DISCUSSION
SUBJECT:	DISCUSSION AND POSSIBLE ACTION ON THE VACANT LAND OF APPROXIMATELY 101,059 SQUARE FEET, CARRYING FOLIO NUMBER 33-5023-009-0120, LOCATED SOUTH OF SW 140TH STREET, REFERRED TO AS THE SITE, FOR THE PURPOSE OF USING IT AS A VILLAGE POCKET PARK.
SUGGESTED ACTION:	

ATTACHMENTS:

County IO-08-04
Exhibit A
Exhibit B
Exhibit C
Exhibit D
Exhibit E
Exhibit F
Exhibit G
Exhibit H
Exhibit I
Exhibit J
F.S. 125.35
Parks Master Plan

Implementing Order No.: 8-4

Title: GUIDELINES AND PROCEDURES FOR THE SALE, LEASE, AND CONVEYANCE OF COUNTY REAL PROPERTY

Ordered: 2/1/2022 **Effective:** 2/11/2022

AUTHORITY:

Sections 125.35, 125.37, 125.379, 125.045 and 125.38, Florida Statutes, Sections 2-8.6.5 and 2-10.4.2 of the Code of Miami-Dade County, Florida, Resolution Nos. R-377-09, R-974-09, R-256-13, R-461-13, R-761-13, R-791-14, R-1000-14, R-333-15, R-64-16, R-380-17, R-407-19, R-365-21 and R-1121-21.

SUPERSEDES:

This Implementing Order supersedes and replaces Implementing Order No. 8-4 dated May 5, 2020 and effective May 15, 2020.

POLICY:

The authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners ("Board"). Such sale, lease, or disposition shall be accomplished in a transparent manner, with adequate protections in place to ensure that the intended purpose of the sale, lease, or disposition, as approved by the Board, is met. Dispositions include the granting of easements.

It is further the policy of this County that it desires to contract to sell, lease or dispose of County-owned real property to responsible entities, and to know the ownership composition of all entities to whom it contracts to sell, lease or dispose of County-owned real property. The term "responsible entity" relates to the entity's financial condition, capability, experience, and past performance, and includes honesty and integrity, skill and business judgment, experience and capacity for performing under the contract, and previous conduct, including but not limited to, meeting its financial obligations. Analysis of previous conduct shall include but not be limited to consideration as to whether the requestor, or other entity in which the requestor has a controlling financial interest, was previously conveyed or leased County-owned property which was later the subject of an involuntary reverter or lease termination by the County. Determinations on responsibility are ultimately made by the Board of County Commissioners and, where the delegated authority exists to contract, by the County Mayor, and are fundamentally issues of business judgment and policy. The term "ownership composition" as used in this Implementing Order means the identification of all persons with an ownership interest in such entity in excess of five percent; provided, however, that the ownership composition of governmental entities or publicly traded companies does not need to be identified or determined. The County Mayor or the County Mayor's designee shall include this policy in any notice or solicitation issued for the sale or lease of County-owned real property.

Nothing in this Implementing Order shall be construed as limiting the authority of County Commissioners from sponsoring items for consideration by the Board of County Commissioners for the sale or lease of County-owned property.

This Implementing Order shall be applied in a manner that is consistent with applicable federal and state laws and regulations, including, but not limited to those laws, regulations and directives related to the United States Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration program and HUD's requirements for the demolition and disposition of public housing developments as set forth in Section 18 of the United States Housing Act of 1937, as amended, and applicable regulations promulgated by HUD.

This Implementing Order shall supplement and also apply to conveyances or leases pursuant to the Miami-Dade County Infill Housing Initiative Program, as codified in section 17-171 et seq. of the Miami-Dade County Code and Implementing Order 3-44, which set forth procedures and guidelines for property disposition. To the extent that there is a conflict between the provisions set forth in this Implementing Order and Implementing Order 3-44, the provisions of this Implementing Order shall govern unless otherwise prescribed by Code or Statute.

PROCEDURE INITIATING ACTION; APPLICATION, PROPERTY CIRCULATION, AND REVIEW OF RESTRICTIONS:

Any government official, Department Director, or any private party, governmental entity, or corporation proposing the sale, lease or other disposition of County-owned real property shall abide by the procedures as set forth herein

The Department Director, other official, private party, governmental entity, or corporation is required to submit a memorandum or letter application to the County Mayor or to the County Commissioner of the district in which the property lies detailing all pertinent information regarding the proposal or request. The pertinent information for non-competitive conveyances shall include, but not be limited to, a disclosure under oath of the ownership composition of the requesting entity, and information sufficient to support a finding that the requestor is a responsible entity.

In the case of (1) any not-for-profit entity seeking the sale or lease of County-owned real property for community interest and welfare purposes pursuant to section 125.38, Florida Statutes, or (2) any entity requesting the sale or lease of County-owned real property for the construction of affordable housing pursuant to section 125.379, Florida Statutes, or (3) any entity requesting the sale or lease of County-owned real property for economic development under section 125.045, Florida Statutes, the requesting entity shall include in its letter application to the County, to the extent applicable: (i) an identification of the property requested by address and/or folio number; (ii) a detailed description of the proposed use of the County-owned real property and any development thereon, including how it meets the requirements of community interest and welfare or affordable housing purposes; (iii) an identification and a summary of the past experience of the requestor, the requester's key personnel, developer, and first-tier consultants and contractors; (iv) an estimate of the costs of construction and operation and the manner in which the requester intends to finance the development, operations and maintenance of the requested property, including proposed sources of funds and revenues; (v) the length of time the entity has been active and the number of employees; (vi) a proposed

schedule for the commencement and completion of any construction or renovation of the requested property, including development milestones, which may be used as a basis for lease termination or reverter provisions; and (vii) the proposed rental rate or purchase price, which, if nominal, shall include the asserted basis for the reduced payment rather than the payment of market value, market rent, or rent in lieu of taxes. In the event that the not-for-profit entity is requesting a conveyance, rather than a lease, it shall include in its application the specific basis for any compelling circumstances justifying a conveyance rather than a lease.

If the request and application is submitted to a County Commissioner, the Commissioner, after reviewing same, may determine whether they wish to move forward with the processing of the request. If the Commissioner seeks to proceed, the Commissioner shall forward, or cause to be forwarded, the request and application to the County Mayor who shall proceed with the process for disposition of County-owned real property as set forth in this Implementing Order.

If the request and application is not Commissioner-generated, the County Mayor, or the County Mayor's designee will review the request to determine if there is a need to refer the request to the Internal Services Department for further processing. If it is determined that there is such a need, the County Mayor or the County Mayor's designee will refer the request to the Internal Services Department or other successor department with the responsibility over property conveyances within ten days of receipt, and shall forward a copy of the request and application to the Commissioner of the district in which the property lies prior to forwarding the item to the Internal Services Department. The Internal Services Department, within five days of the referral of the request, will forward to appropriate departments and public agencies a questionnaire, with a response time of no more than ten days, to determine if there is planned use or anticipated need for the subject property, or if it could be declared surplus, and within 30 days of the referral of the request, will determine whether there are any restrictions or limitations contained in the deed, restrictive covenants, or other contracts that would preclude the conveyance of the County-owned real property or that would result in a significant financial impact to the County as the result of such conveyance (e.g. result in the repayment of grant funds) and, if so, whether the requesting entity can be made responsible for said financial impact to the County. The County Mayor or the County Mayor's designee shall prioritize any request made by the Miami-Dade Water and Sewer Department (WASD) or its successor department, for use or anticipated future use as WASD infrastructure (Resolution No. R-1121-21). The Internal Services Department will also determine whether the subject property is connected to or has access to a sanitary sewer system.

INTERNAL SERVICES DEPARTMENT AND REGULATORY AND ECONOMIC RESOURCES DEPARTMENT:

Based on the findings of the questionnaire concerning possible use of the property and its review of the contracts and restrictions pertaining to the property, the Internal Services Department will submit its findings and recommendations to the County Mayor or the County Mayor's designee within 15 days of the completion of the circulation and review of restrictions. Where there is no proposed use by a commenting County agency or department, the Internal Services Department shall immediately upon its receipt of the results of the questionnaire, forward the request or proposal to the Regulatory and Economic Resources Department ("RER"), or any successor department that oversees the County's planning functions, for its review and determination as to whether the

property is zoned consistent with the proper land use planning for the area or whether there should be a change in zoning on the subject property. The recommendation of RER shall be sent to the Internal Services Department within fifteen days of RER's receipt of the request or proposal to be sent to the Mayor's Office to be considered as part of the recommendation of the Internal Services Department. Nothing herein shall require a questionnaire or circulation for property that is to be leased pursuant to the authority set forth in section 125.35(b)(1) and (2), Florida Statutes.

COUNTY MAYOR'S OFFICE AND REQUIREMENTS FOR MAYOR'S MEMORANDUM, NOTIFICATIONS, AND PROVISIONS IN LEASES AND CONVEYANCE DOCUMENTS:

Whenever there is a valid proposed use by the commenting County agencies, the County Mayor or the County Mayor's designee will inform, in writing, the requesting party that the proposal has been reviewed and that the County Mayor has determined that the property cannot be declared surplus and conveyed or leased. In the case of a request or application that was referred to the County Mayor by a County Commissioner, a copy of such written notice to the requesting party shall be provided to the referring County Commissioner, along with a memorandum including the specific basis for the County Mayor's determination, along with written documentation from the requesting department setting forth its request for the property and specifying the intended need and proposed use of the requesting department. If a determination is made that the property can be declared surplus, and that there are no restrictions precluding the proposed lease or conveyance, then following the receipt of bids or proposals under a solicitation, or within 30 days of such determination for non-competitive conveyances and before the Board's consideration of a proposed sale or lease of County-owned real property, the County Mayor or the County Mayor's designee (i) shall perform due diligence necessary to determine whether or not the contracting entity is a responsible entity, and (ii) shall confirm the ownership composition provided by the requestor. Whenever there is a request or application that was referred to the County Mayor by a County Commissioner, the County Mayor shall, if the property can be declared surplus, prepare a memorandum within five days of such determination, addressed to the referring County Commissioner, attaching the request and application by the requesting entity, and setting forth: (i) whether the terms and conditions set forth in the application for sale or lease of County-owned property meet the requirements of community interest and welfare or affordable housing purposes; (ii) whether there are obstacles to the proposed conveyance or lease, or adverse findings discovered during the responsibility review of the proposed purchaser or tenant; (iii) the ownership composition of the proposed purchaser or tenant; (iv) the market value or market rental of the real property, including the appraised value or, if no appraisal has been conducted for land estimated to have a fair market value less than $5,000,000.00, the value set forth in the property appraiser's website (Resolution No. R-333-15); (v) with respect to not-for-profit entities seeking to lease County-owned real property, the estimated rent that would be payable in lieu of paying ad valorem taxes on the real property sought to be leased; and (vi) the identification of the department and the person who will be monitoring compliance with the terms of the lease or deed.

The Commission Auditor shall independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item or agenda items to the Board. No agenda item shall be placed on an

agenda of the Board without the foregoing reviews by the County Mayor or Mayor's designee, subject to the exception set forth herein, and the Commission Auditor.

If a County Commissioner requests to sponsor an item for sale or lease of County-owned real property as a Commissioner-sponsored item rather than a Mayoral-sponsored item, the County Mayor or the County Mayor's designee shall nevertheless be responsible for negotiating the final proposed contract on behalf of the County and the aforementioned memorandum to the referring County Commissioner shall be attached to any Commissioner-sponsored resolution presented to the Board for consideration and approval. In all other instances which do not involve Commissioner requests, upon receipt by the County Mayor of the recommendations from the Internal Services Department, the County Mayor shall determine whether to forward a recommendation to the Board for its approval of said conveyance without competitive process where otherwise legally allowed or, following a competitive process for the sale or lease of the property in question, a recommendation for its approval of said conveyance, or take any other action or make any other recommendation. If the agenda item for said conveyance is not sponsored by the district commissioner of the district in which the real property proposed to be sold or leased is located or, in the case of multiple properties across multiple districts, when the item is not sponsored by a commissioner of any of the districts in which the properties are located, then a two-thirds vote of Board members present shall be required to approve said item for the sale or lease of County-owned real property or properties. The two-thirds vote requirement shall not apply to property located at Miami International Airport, PortMiami, and to property designated as a terminal or facility of countywide significance, nor shall it apply in the event that there is a recusal of such district commissioner from participating prior to or at the Board meeting when the item is considered.

If at the conclusion of the verification period set forth herein, the aforementioned timelines have not been met, a commissioner can thereafter bring an item forward for consideration by the Board to approve the conveyance or lease of real property as a Commissioner sponsored item without the necessity of seeking a waiver of this Implementing Order.

When applicable, the County Mayor or the County Mayor's designee shall comply with the following procedures:

(i) Prior to placing any item on an agenda of this Board or any committee of this Board for the sale, lease or surplus of County-owned property, or the issuance of any request for proposal or expression of interest regarding same, the County Mayor or the County Mayor's designee shall provide no less than four weeks' written notification to the District Commissioner in which such property lies (Resolution No. R-380-17);

(ii) Prior to placing any item on a Board agenda for a lease with a proposed tenant that provides programs or services to children and/or developmentally disabled individuals, the County Mayor or the County Mayor's designee shall perform a national criminal background check of the tenant, its principals, and their spouses, parents and children that will be working at the property, and report any adverse findings to the Board along with any recommendation to approve the lease (Section 2-8.6.5 of the Miami-Dade County Code);

(iii) In the event that the value of the property being sold is reasonably estimated to exceed $5,000,000.00, the County shall have the property appraised by two real estate appraisers holding an M.A.I designation prior to placing an item on an agenda, unless waived upon written recommendation of the County Mayor upon a finding that it is in the best interest of the County to do so. (Section 2-10.4.2 of the Miami-Dade County Code);

(iv) Prior to consideration by the Board or any committee of the Board of any proposed conveyance or lease without competitive bidding, pursuant to sections 125.045, 125.379 or 125.38, Florida Statutes, written notification shall be provided to the public by either (i) publication in a newspaper of general circulation or in a newspaper distributed in the locality where the subject property lies; (ii) mailed written notice to all property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, within a one-half mile radius of the subject property; or (iii) posting such notice on the subject property in a manner conspicuous to the public, by a sign or signs containing the required written notice information. The required written notice to the public required herein shall, at a minimum, contain the following information: (i) an identification of the subject property by address, folio number, and size; (ii) the date, time and location of any scheduled meeting of the Board or any committee of the Board regarding the sale or lease of the subject property; and (iii) a description of the proposed sale or lease including the recipient, intended use, and nature of the project or proposed construction. The cost of such notice shall be borne by the entity requesting the sale or lease, of County-owned real property, except in the case of substantial hardship which shall be determined in the discretion of the County Mayor or the County Mayor's designee (Resolution No. R-407-19); and

(v) All contracts, leases, and agreements, except those with other governmental entities, must be executed by the other party before submission to the Board.

LEASE AND DEED REQUIREMENTS AND RESTRICTIONS, REVERTER AND TERMINATION:

All leases, deeds and other disposition documents of County-owned real property, as applicable, shall:

(i) Include deadlines, milestones or other firm time periods by which the purpose of the sale, lease or disposition must be effectuated;

(ii) In the event that property is conveyed or leased for less than appraised value or fair market rental, include an automatic reverter clause or an automatic lease termination clause if the purpose of the sale or lease is not effectuated within the period specified in the lease or deed (Section 2-8.6.5 of the Miami-Dade County Code), relevant milestones are not met, which may include but not be limited to obtaining permits, commencement of construction and completion of construction, public use is not maintained, or a payment and performance bond or alternative security, as required by the lease or deed, are not provided prior to commencing construction (Resolution No. R-461-13). The lease or deed shall further provide that such automatic reverter or termination shall be at no additional cost to the County, and the County shall not be required to pay any

compensation to the entity in connection with the reverter or lease termination (Resolution No. R-1000-14). In the event that an automatic reverter or automatic lease termination is not included, a specific basis for not including same shall be set forth in the item presented to the Board, and at a minimum, language in generally the following form shall be included in the deed restrictions (as modified for lease termination):

> If in the sole discretion of the County, any term of this Deed is not complied with, ENTITY shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If ENTITY fails to remedy such default within thirty (30) days, title to the subject property shall revert to the County, at the option of the County, upon written notice of such failure to remedy the default. In the event of such reverter, ENTITY shall immediately deed such property back to the County, and the County shall have the right to immediate possession of the property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by ENTITY. The County retains such reversionary interest in the property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County. Failure to exercise such right of reverter shall not be deemed to be a waiver of such right, and by accepting the conveyance of the property, ENTITY agrees that any defenses based upon the County's delay or failure to exercise the right of reverter are hereby waived.

Nothing in this section shall prohibit the County Mayor or the County Mayor's designee from including reverter language in leases or deeds for market rent or market value, provided, however, that it is not mandatory to do so;

(iii) Include a provision requiring Board approval of any transfer or assignment of the property to an unaffiliated entity in any deed or lease for less than fair market value or rental to a not-for-profit entity pursuant to section 125.38, Florida Statutes (Resolution No. R-1000-14);

(iv) Include a minimum rental payment in lieu of taxes in the event that tax exempt status is achieved by a not-for-profit entity, unless a hardship or other substantial reason exists for foregoing such payment (Resolution No. R-256-13);

(v) Include a termination or suspension provision in the event that an emergency situation arises wherein the property is needed by the County for an emergency public purpose (Resolution No. R-64-16);

(vi) With respect to all leases or deeds which require development of the property, include deadlines, timeframes and milestones, including, at a minimum, a date upon which permits must be obtained, a date upon which construction must commence, and a date upon which construction must be completed. Further, such leases and deeds shall include appropriate protection for County-owned property, or property in which the County retains a reversionary interest, including but not limited to a payment and performance bond or other form of alternative security, adequate insurance as determined by the Risk Management Division, and a letter of credit or other adequate security to ensure completion of the development, and if necessary, to clear any liens improperly placed upon the property, to pay delinquent taxes, or to address any costs or expenses in the event of reversion or lease termination, and including a provision that all liens shall remain the responsibility of the entity from whom the property was reverted;

(vii) Include appropriate insurance requirements after providing relevant provisions of the proposed lease or deed to the Risk Management Division for review of form and content to provide recommended insurance protection;

(viii) Include a provision requiring the entity to provide proof to the County on an annual basis that the property taxes have been satisfied;

(ix) Include a provision requiring the entity to provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in the lease or deed;

(x) Include a provision that any third-party mortgages allowed under the terms of the lease or the deed shall be subordinate to the interest of the County, and that all proceeds received from the mortgage loan shall be reinvested into the property; and

(xi) If the subject property is within the Urban Development Boundary, include a provision requiring that the property owner must connect to the sanitary sewer system by a certain deadline if the property is not currently connected unless the property is non-buildable, or the conveyance is to a governmental or not-for-profit entity for public uses that do not require sanitary sewer system, and including a provision prohibiting development without providing such access (Resolution No. R-365-21).

MONITORING:

All items for the sale or lease of County property submitted to this Board shall include the appointment of a department monitor and shall include the name of the individual appointed to monitor compliance with the provisions of the deed or lease. The County Mayor or the County Mayor's designee shall monitor the payment of real estate taxes on all properties conveyed by deed or lease and shall request the Miami-Dade County Tax Collector to provide them with duplicate annual tax notices (Resolution No. R-377-09). In the event of a tenant's noncompliance with the lease the County Mayor or the County Mayor's designee shall send a written notice of termination of the lease no later than five days after the event giving rise to such termination. In the event of grantee's

noncompliance with the deed restrictions, the County Mayor or the County Mayor's designee shall record a notice of reverter or similar instrument in the public record within five days of the event giving rise to the exercise of the County's reversionary interest. The failure of the County Mayor or the County Mayor's designee to send such notice of termination or record such notice of reverter will not be construed as a waiver of the County's rights under the lease or deed to avail itself of its remedies against the tenant or grantee, unless otherwise set forth in the lease or deed.

The County Mayor or the County Mayor's designee shall, on a quarterly basis, provide a report to this Board identifying any properties which are in non-compliance or default status, the nature of the non-compliance and the amount of time such property has been in non-compliance, any steps which have been taken to enforce compliance, available remedies, and recommendations. Such report shall also identify any properties which are 30 days away from approaching a milestone or potential event of default, and any properties that have reverted, or that the lease has been terminated, due to non-compliance. The County Mayor or the County Mayor's designee shall place the completed report on an agenda of the Board or a committee of the Board in accordance with Ordinance No. 14-65, and shall attach any recorded notice of termination, or notice of lease termination.

FINAL ACTION:

If the lease or conveyance of County-owned real property is approved by the Board, the Internal Services Department or successor department will take the necessary steps to conclude the transaction and to undertake any necessary responsibility review for subsequently identified purchasers or tenants.

Thereafter the fully executed documents will be returned to the Clerk of the Board for custody. The County Mayor or County Mayor's designee will notify the Risk Management Division of all contracts accepting liability on behalf of the County or requiring either the County or the other party to provide insurance coverage. The County Mayor or the County Mayor's designee shall record all instruments of conveyance in which the County retains an interest in the Public Records of Miami-Dade County and provide a copy of the instrument to the Clerk of the Board within 30 days of execution so that the Clerk may attach and permanently store a recorded copy of the instrument together with the authorizing resolution (Resolution No. R-974-09). All leases and operating agreements shall be provided by the County Mayor or the County Mayor's designee to the Property Appraiser's office within 30 days of execution of same (Resolution No. R-791-14).

OTHER PUBLIC AGENCIES:

If property owned by the County is desired by another governmental agency for a governmental public purpose, and it is determined by the Board that the property is not needed by the County for such use, it may be conveyed at a nominal cost. It is not required for such governmental agency to execute the lease, contract, or other agreement prior to placing an item on a Board agenda. Any conveyance of a road or portions thereof to a governmental entity shall include a specific provision that such road cannot be closed without approval by the Board (Resolution No. R-461-13).

COMPETITIVE SOLICITATIONS:

To insure the County against unnecessary processing expense, an earnest money deposit is to be deposited the Internal Service Department or successor department, in each case only as and if required by the applicable solicitation documents, by all private parties or corporations submitting a bid or proposal in response to a solicitation for the sale or lease of County property.

Missy Arocha

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, December 28, 2022 10:35 AM
To: Nick Marano; Karyn Cunningham
Subject: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120
Attachments: Letter to Village of Palmetto Bay_NickMarano.pdf; Letter to Village of Palmetto Bay_MayorCunningham.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from raul.mas@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good morning,

The attached is being sent on behalf of Mark Burns, Assistant Division Chief, Real Estate Development Division.

Thank you,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department
111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923

MIAMI-DADE COUNTY

miamidade.gov

Internal Services
Real Estate Development Division
111 NW 1st Street • Suite 2460
Miami, Florida 33128
T 305-375-2363 F 305-375-1157

December 28, 2022

Via E-Mail and Certified Mail
Receipt No.: 7021 0350 0000 5245 4411

Nick Marano
Village Manager
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Property Being Considered for Surplus Designation
Location: Adjacent South of 7450 SW 140 Drive, Miami, FL 33183
Folio No.: 30-5023-009-0120

Dear Mr. Marano:

On July 28, 2022, Kassandra Padron, a resident of the Village of Palmetto Bay (Village), submitted a written application in accordance with Implementing Order 8-4 to inquire about purchasing a County-owned property located adjacent south of 7450 SW 140th Drive, Miami, Florida. The Folio number for the property is 33-5023-009-0120. The area requested measures approximately 101,059 square feet. Ms. Padron is an adjacent property owner and intends on sub-dividing the property amongst her neighbors. The property currently holds FPL powerlines and accompanying easements which makes the property not buildable.

Please consider this letter as intent on behalf of Miami-Dade County's Internal Services Department (ISD), to make the Village aware of the possible sale of County-owned property. In the event the Village is interested in the parcel, please contact us within ten (10) days of receipt of this letter.

Please note, the parcel would require taking over any initial acquisition costs or existing financial obligations. Examples of existing financial obligations may include lot clearing fees, water and sewer charges, special assessments, ISD administrative fees, etc. ISD would consult with the Village to discuss any existing financial obligations, legal notices, or other charges that may exist or require action.

Should you have any questions, please do not hesitate to contact me at 305-375-5754 or by e-mail at mark.burns@miamidade.gov.

Sincerely,

Mark Burns
Assistant Division Chief

Attachment

Delivering Excellence Every Day

c: Honorable Karyn Cunningham, Mayor, Village of Palmetto Bay

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/2/2022

Property Information	
Folio:	33-5023-009-0120
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Malling Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	101,059.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$13,920	$31,320	$31,320
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$13,920	$31,320	$31,320
Assessed Value	$13,920	$31,320	$31,320

Benefits Information				
Benefit	Type	2022	2021	2020
County	Exemption	$13,920	$31,320	$31,320

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
23 55 40 2.32 AC M/L
TANGLEWOOD GARDENS PB 68-66
FLORIDA POWER & LIGHT COMPANY
EASEMENT BLK 2
LOT SIZE 101059 SQUARE FEET

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
City			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

MIAMI-DADE COUNTY
miamidade.gov

Internal Services
Real Estate Development Division
111 NW 1st Street • Suite 2460
Miami, Florida 33128
T 305-375-2363 F 305-375-1157

December 28, 2022

Via E-Mail and Certified Mail
Receipt No.: 7021 0350 0000 5245 4404

Honorable Karyn Cunningham
Village Mayor
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Property Being Considered for Surplus Designation
Location: Adjacent South of 7450 SW 140 Drive, Miami, FL 33183
Folio No.: 30-5023-009-0120

Dear Mayor Cunningham:

On July 28, 2022, Kassandra Padron, a resident of the Village of Palmetto Bay (Village), submitted a written application in accordance with Implementing Order 8-4 to inquire about purchasing a County-owned property located adjacent south of 7450 SW 140th Drive, Miami, Florida. The Folio number for the property is 33-5023-009-0120. The area requested measures approximately 101,059 square feet. Ms. Padron is an adjacent property owner and intends on sub-dividing the property amongst her neighbors. The property currently holds FPL powerlines and accompanying easements which makes the property not buildable.

Please consider this letter as intent on behalf of Miami-Dade County's Internal Services Department (ISD), to make the Village aware of the possible sale of County-owned property. In the event the Village is interested in the parcel, please contact us within ten (10) days of receipt of this letter.

Please note, the parcel would require taking over any initial acquisition costs or existing financial obligations. Examples of existing financial obligations may include lot clearing fees, water and sewer charges, special assessments, ISD administrative fees, etc. ISD would consult with the Village to discuss any existing financial obligations, legal notices, or other charges that may exist or require action.

Should you have any questions, please do not hesitate to contact me at 305-375-5754 or by e-mail at mark.burns@miamidade.gov.

Sincerely,

Mark Burns
Assistant Division Chief

Attachment

Delivering Excellence Every Day

c: Nick Marano, Village Manager, Village of Palmetto Bay

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/2/2022

Property Information	
Folio:	33-5023-009-0120
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	101,059.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$13,920	$31,320	$31,320
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$13,920	$31,320	$31,320
Assessed Value	$13,920	$31,320	$31,320

Benefits Information				
Benefit	Type	2022	2021	2020
County	Exemption	$13,920	$31,320	$31,320

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
23 55 40 2.32 AC M/L
TANGLEWOOD GARDENS PB 68-66
FLORIDA POWER & LIGHT COMPANY
EASEMENT BLK 2
LOT SIZE 101059 SQUARE FEET

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
City			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

From:	Nick Marano <nmarano@palmettobay-fl.gov>
Sent on:	Tuesday, January 3, 2023 9:11:20 PM
To:	Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
CC:	Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>; Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>; Karyn Cunningham <kcunningham@palmettobay-fl.gov>; John Dellagloria <jdellagloria@palmettobay-fl.gov>; Heidi Siegel <hsiegel@palmettobay-fl.gov>; Fanny Carmona <fcarmona@palmettobay-fl.gov>; Missy Arocha <marocha@palmettobay-fl.gov>
Subject:	Re: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120
Attachments:	Folio 30-5023-009-0120.pdf (1.09 MB), 2022-12-30 Village of Palmetto Bay Parks Memo to Mr. Nick Marano, Village Manager.pdf (1.51 MB)

Follow up:	Follow up
Start date:	Friday, September 22, 2023 12:00:00 AM
Due date:	Friday, September 22, 2023 12:00:00 AM

Thank you, Raul, and Happy New Year to you as well.
Attached is the Village's response and a memo from our Parks Master Plan consultant that may be helpful in judging the rigor that the Village has already expended on this property.
I will follow up with a Resolution from The Village Council following the next meeting on January 9, 2023.
All the best,
Nick

Nick Marano
Village Manager
9705 East Hibiscus Street
Palmetto Bay, FL 33157
Phone 305.259.1240 (direct)
www.palmettobay-fl.gov

Village of Palmetto Bay Florida

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Date: Tuesday, January 3, 2023 at 2:11 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>, Karyn Cunningham <kcunningham@palmettobay-fl.gov>
Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>, Schimmel, Andrew

(ISD) <Andrew.Schimmel@miamidade.gov>, Burns, Mark (ISD) <Mark.Burns@miamidade.gov>, Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>
Subject: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

You don't often get email from raul.mas@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good Afternoon, Mr. Marano.
I'd like to wish you a Happy New Year.
I am following up on the Village's intention of provided a formulized response to our letter. Please bear in mind, the Village has ten (10) days to respond to the County. Additionally, within the formulized response, please provide the governmental public purpose the property will be utilized for.
Thank you,

Raul Mas Jr., MPA, RES

Real Estate Officer

Miami-Dade County Internal Services Department

111 NW 1st Street, Suite 2460

Miami, FL 33128

305-375-3923



How can ISD serve you better?

Give us your feedback *here*!

Connect With Us on Twitter | Facebook | Instagram

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137.

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, December 28, 2022 2:22 PM

To: Nick Marano <nmarano@palmettobay-fl.gov>; kcunningham@palmettobay-fl.gov <kcunningham@palmettobay-fl.gov>
Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>
Subject: Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

My pleasure, Mr. Marano.

In order for the county to dispose of the property, we would need to follow the process laid out in Implementing Order 8-4 (IO 8-4). Please see the attached document. Below is a snippet from IO 8-4 pertaining to "Other Public Agencies."

OTHER PUBLIC AGENCIES:

If property owned by the County is desired by another governmental agency for a governmental public purpose, and it is determined by the Board that the property is not needed by the County for such use, it may be conveyed at a nominal cost. It is not required for such governmental agency to execute the lease, contract, or other agreement prior to placing an item on a Board agenda. Any conveyance of a road or portions thereof to a governmental entity shall include a specific provision that such road cannot be closed without approval by the Board (Resolution No. R-461-13).

Within your formalized response, please indicate the governmental public purpose the property will be utilized for. Additionally, the property is currently being circulated to all County departments with a deadline response date of January 6, 2023.

Should you have any questions, please feel free to reach out to me.

Thank you,

Raul Mas Jr., MPA, RES

Real Estate Officer

Miami-Dade County Internal Services Department

111 NW 1st Street, Suite 2460

Miami, FL 33128

305-375-3923

How can ISD serve you better?

Give us your feedback *here*!

Connect With Us on Twitter | Facebook | Instagram

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137.

From: Nick Marano <nmarano@palmettobay-fl.gov>
Sent: Wednesday, December 28, 2022 2:01 PM
To: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>; kcunningham@palmettobay-fl.gov <kcunningham@palmettobay-fl.gov>
Subject: RE: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

Thanks, Raul. The Village is interested in that parcel. I'll be sending you a letter to formalize that.
Can you tell me what the process would be after that?
Thanks, and all the best,
Nick

Nick Marano
Village Manager
9705 East Hibiscus Street
Palmetto Bay, FL 33157
Phone 305.259.1240 (direct)
www.palmettobay-fl.gov

Village of Palmetto Bay Florida

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, December 28, 2022 10:35 AM
To: Nick Marano <nmarano@palmettobay-fl.gov>; Karyn Cunningham <kcunningham@palmettobay-fl.gov>
Subject: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

You don't often get email from raul.mas@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good morning,
The attached is being sent on behalf of Mark Burns, Assistant Division Chief, Real Estate Development Division.
Thank you,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department
111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923

Village of Palmetto Bay

December 30, 2022

Mr. Mark Burns
Assistant Division Chief
Real Estate Development Division
111 NW 1st St, Suite 2460
Miami, FL 33128

Re: Property Being Considered for Surplus Designation
Location: Adjacent South of 7450 SW 140 Drive, Miami, FL 33183
Folio No.: 30-5023-009-0120

Dear Mr. Burns,

Pursuant to your letter of December 28, 2022, the Village is interested in acquiring the subject property for use as a neighborhood park.

The Village Council has been interested in acquiring additional parcels of vacant land for use at neighborhood parks throughout the Village in areas where residents are unable to walk to an existing park. Palmetto Bay is known as the "Village of Parks" for good reason and its responsible stewardship of these vital green spaces are evident to all who enjoy those facilities.

Earlier in 2022, the Village Council launched a new Parks Master Plan process to provide a comprehensive roadmap for the next ten years. The Village's consultant, Bermello Ajamil & Partners (B&A), had three main goals:

- To improve the citywide system of park and recreation venues to meet the needs of the citizens of the Village of Palmetto Bay.
- To provide improvements that enhance the quality of life of all citizens.
- To improve the Village neighborhoods through investments in expanding the Village's Park and Recreation System.

Neighborhood, or Pocket, Parks were identified by the Council and Community as a high priority so that every neighborhood would have a public park within walking distance. The specific folio that is the subject of this letter was identified early in the process for acquisition from the County. B&A has produced an excellent memorandum which details the analytical effort and community outreach that has been done to date; that memorandum is attached, and I invite your attention to it.

I will follow up this letter with a Resolution from the Village Council following the next meeting on January 9, 2023. Should you have any questions, please feel free to contact me at 305.259.1240 or nmarano@palmettobay-fl.gov.

Sincerely,

Nick Marano
Village Manager

Bermello Ajamil & Partners

ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION SERVICES

MEMORANDUM

TO: Nick Marano, Village Manager

FROM: Alfredo C. Sanchez AIA, AICP

DATE: December 30th, 2022

SUBJECT: Small Neighborhood Parks/Pocket Parks, Village Parks, and Recreation Master Plan: Findings and Recommendations

---

Dear Mr. Marano

As you are aware, in January 2022, the Village of Palmetto Bay began a comprehensive ten-year Village-wide Parks and Recreation Master Plan to address latent community park and recreation needs and provide a professionally prepared roadmap to improve public recreation and leisure facilities throughout the city. The professional team was composed of Bermello Ajamil & Partners (B&A), Ballard King & Associates (B*K), ETC Institute (ETC).

The Village of Palmetto Bay and its leaders have been proactive in moving to create a long-term vision for tomorrow's Village parks and recreation offerings. There are many benefits to creating a Village-wide Parks and Recreation Master Plan. Improvements to the Village's recreation offerings can foster the betterment of its children, teens, adults, and seniors. Cross-generational parks help to bring together all age groups and build a sense of place and community. Park investments are needed to meet the recreational needs of current residents and future arrivals.

A community-driven plan, the Village of Palmetto Bay Parks and Recreation Master Plan emphasizes identifying neighborhood-specific and Village-wide recreational needs through participation and input by Village residents, elected officials, Village Senior Administration, and parks and recreation staff. Its content reflects the findings of community forums convened to gather citizen preferences and priorities for improving recreation facilities and program offerings along both short- and long-term horizons.

In this context, the Village of Palmetto Bays Parks and Recreation Master Plan comprises three overarching goals:

- To improve the citywide system of park and recreation venues to meet the needs of the citizens of the Village of Palmetto Bay.
- To provide improvements that enhance the quality of life of all citizens.
- To improve the Village neighborhoods through investments in expanding the Village's Park and Recreation System.

To assist in reaching these goals, the following specific guiding objectives were established:

- Identity perceived and existing community recreation needs.
- Maximize the use of available recreation lands and facilities resources to the greatest extent possible.
- Provide for the rational and equitable distribution of recreational facilities throughout the Village of Palmetto Bay and improve accessibility to said facilities.

URBAN CONTEXT, A 10-MINUTE WALK PARK ACCESSIBILITY

The Village of Palmetto Bay is 3.1 miles LONG from its north boundary at SW 136th Street to its southern boundary at SW 184th Street. The C-100 Canal acts as a natural dividing line creating a north sector of the Village that is served by Coral Reef Park and a south sector served by Palmetto Bay Park. These are the only two significant parks of the Village, the rest of the parks being special facilities such as Thalatta Estate, a major event venue facility; Perrine Wayside Dog Park, a dog park; Perrine Community House, and Ludovici Park that houses the Palmetto Bay Public Library and an open-air auditorium. All these specialty facilities are on the west boundary of the Village, close to U.S. 1 or the east side next to Old Cutler Road, and, as shown in the Figure " Village Parks Distribution", most of these smaller specialty facilities are located south of the C-100 Canal.

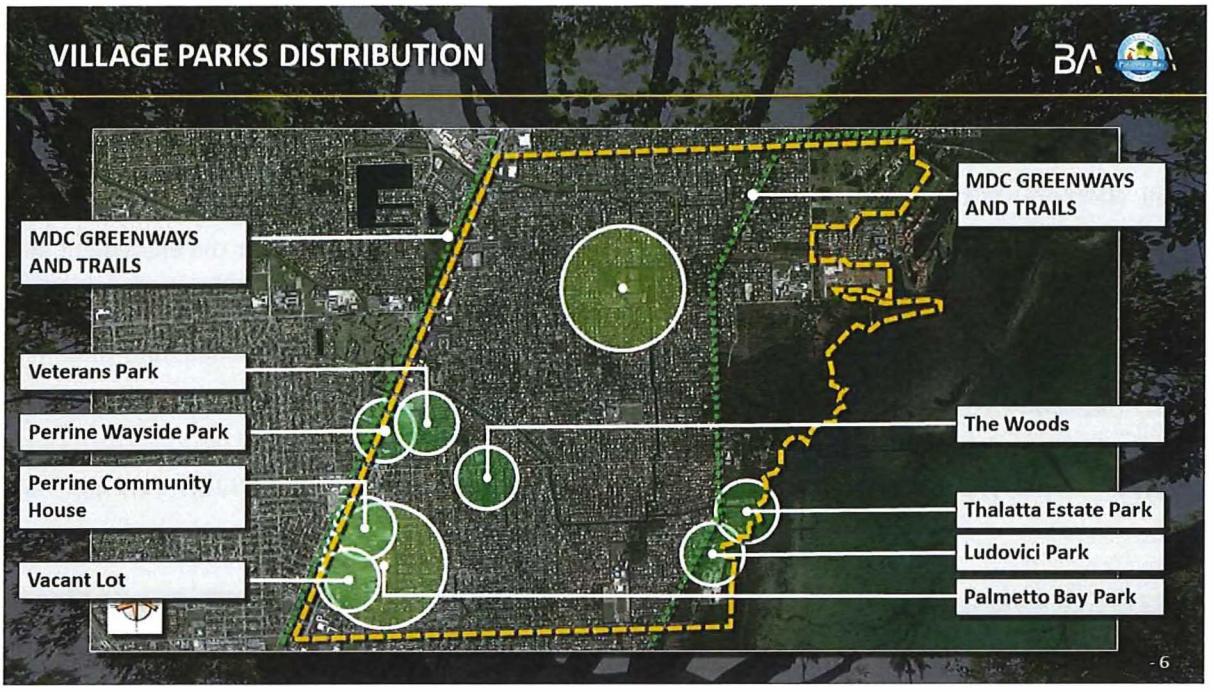


Figure 1

Within the Village, except for those residing near Coral Reef Park, north of the C-100 Canal, or Palmetto Bay Park, south of the C-100 Canal, there are no parks within a ten-minute walk to most residents. Furthermore, north of Coral Reef Park, the neighborhoods cannot access a park within a 10-minute walk. **In essence, this whole area is underserved by parks; the residents cannot access a park within a 10-minute walk.** The inclusion of Small Neighborhood Parks/Pocket Parks will help meet the parks and recreation needs of this sector of the Village.

Why a 10-minute walk? A ten-minute walk is considered half a mile, the distance between the National Park Service and the Centers for Disease Control and Prevention when they link park access and public health.

The **10-Minute Walk**, also known as the **10-Minute Walk to a Park**, refers to a grassroots parks advocacy movement to ensure that everyone in the United States lives within a ten-minute walk to a high-quality park or green space. The effort was adopted as a resolution at the 85th annual Mayor's convention in 2017 as a goal for cities to increase parks and green space as a civic responsibility. Several community-based nonprofit organizations have supported the concept, including The Trust for Public Land, the National Recreation and Park Association, the Urban Land Institute, and Fields in Trust in the UK.

Since 2017 the Village of Palmetto Bay Elected Officials have been pro-actively discussing and promoting the creation of Small Neighborhood Parks or Pocket Parks to meet the Village resident's needs for parks within easy access to most of the Village residential sectors.

Small Neighborhood Parks or Pocket Parks intend to provide a green space for the immediate neighborhood, not the Village at-large or large urbanized area. Sites are selected for the enjoyment and support of neighborhood residents. In the process of the Village of Palmetto Bay Parks and Recreation Master Plan, several sites for the inclusion of Small Neighborhood Parks were identified, and these are further discussed in this Memorandum.

CLEARLY EXPRESSED VILLAGE RESIDENT'S NEED: SMALLER NEIGHBORHOOD PARKS (Village Park

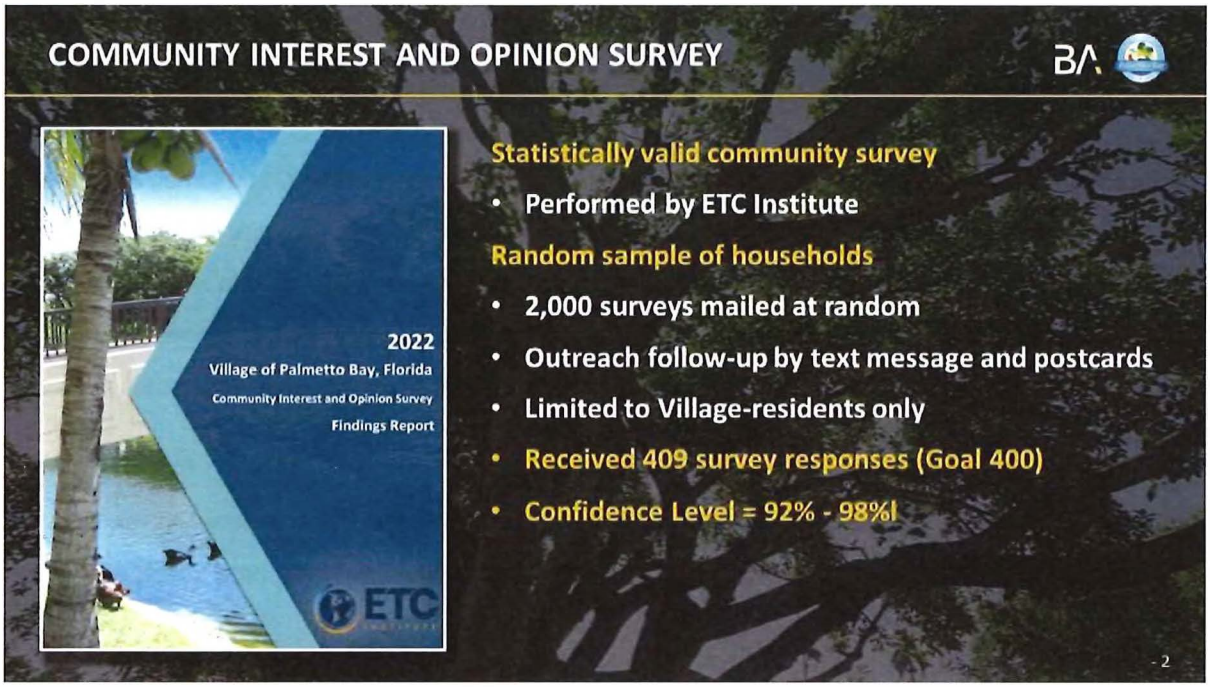


Figure 2

Planning Process Community Opinion Survey and Outreach)

As part of the Parks and Recreation Master Plan process, the ETC Institute, a firm specializing in statistically valid community surveys, was contracted to carry out a statistically valid survey of the Village residents' open space and recreation needs.

Two thousand surveys were mailed randomly to Village Residents, and a response of four hundred nine was received, meeting the goal to obtain four hundred surveys with a confidence level of 92%.

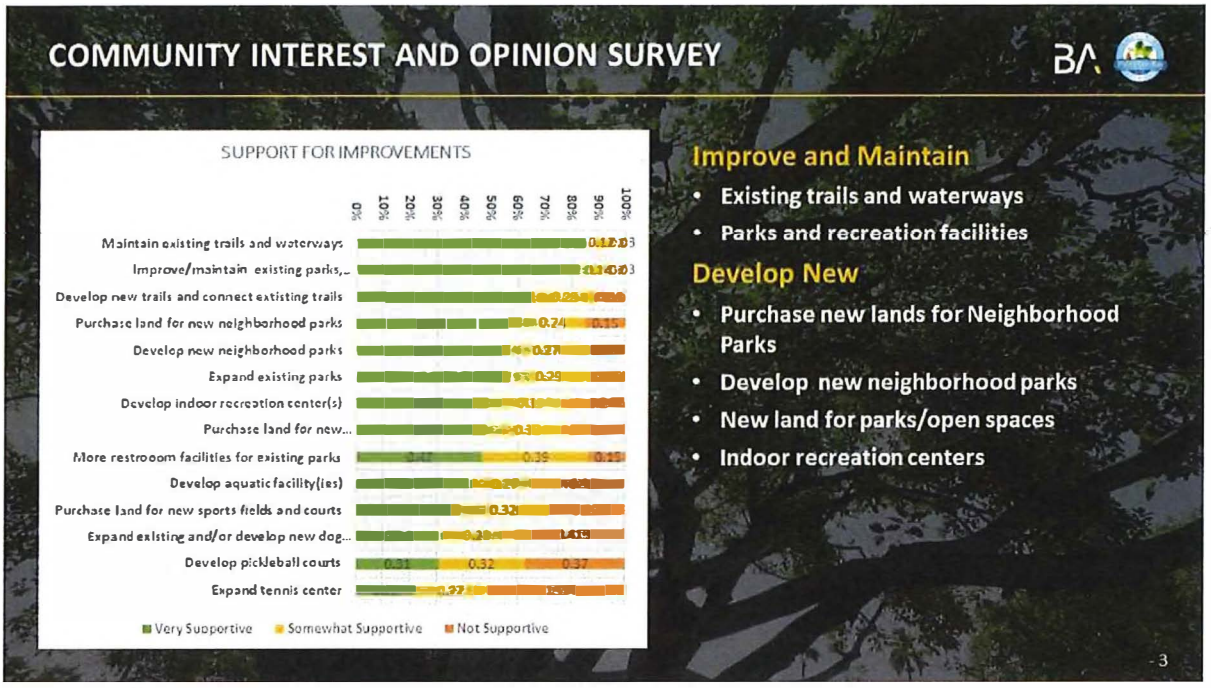


Figure 3

Survey questions addressed the various park and recreation topics intended to feel the pulse of the community's needs and preferences. Respondents were provided a list of 14 potential actions to improve parks and recreation. Respondents were most supportive (selecting "very supportive") of maintaining existing trails and waterways (85%), improving/maintaining existing parks, recreation facilities, and fields (83%), and developing new trails and connecting existing trails (66%). Respondents were then asked to select the four actions they would be most willing to fund. These were the four items selected most often:

1. Improve/maintain parks, recreation facilities, and fields (46%)
2. Develop indoor recreation center(s) (34%)
3. Maintain existing trails and waterways (33%)
4. Purchase land for new neighborhood parks (32%)

Among the ten highest-ranking responses to the survey was the community's support for developing new neighborhood parks and acquiring new land for parks and open space. The Survey also identified the "Estimated Number of Households Whose Facility/Amenity Needs are Only "Partly Met" or "Not Met,"

Small Neighborhood Parks being the third highest ranking need for the residents of the Village. In another question, the "Most Important Facility to Households," Small Neighborhood Parks also ranked third in importance out of thirty-one (31) different amenities questioned.

Finally, the ETC institute conducted a "Priority Investment Rating" that evaluated all the responses to the different questions. ETC Institute developed the Priority Investment Rating (PIR) to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the facility/amenity. As indicated in Figure 4, the parks and recreation facility with the highest rating, the highest priority for Village investment is "Smaller neighborhood parks (PIR=190.8). There is strong community support for the creation of said parks.

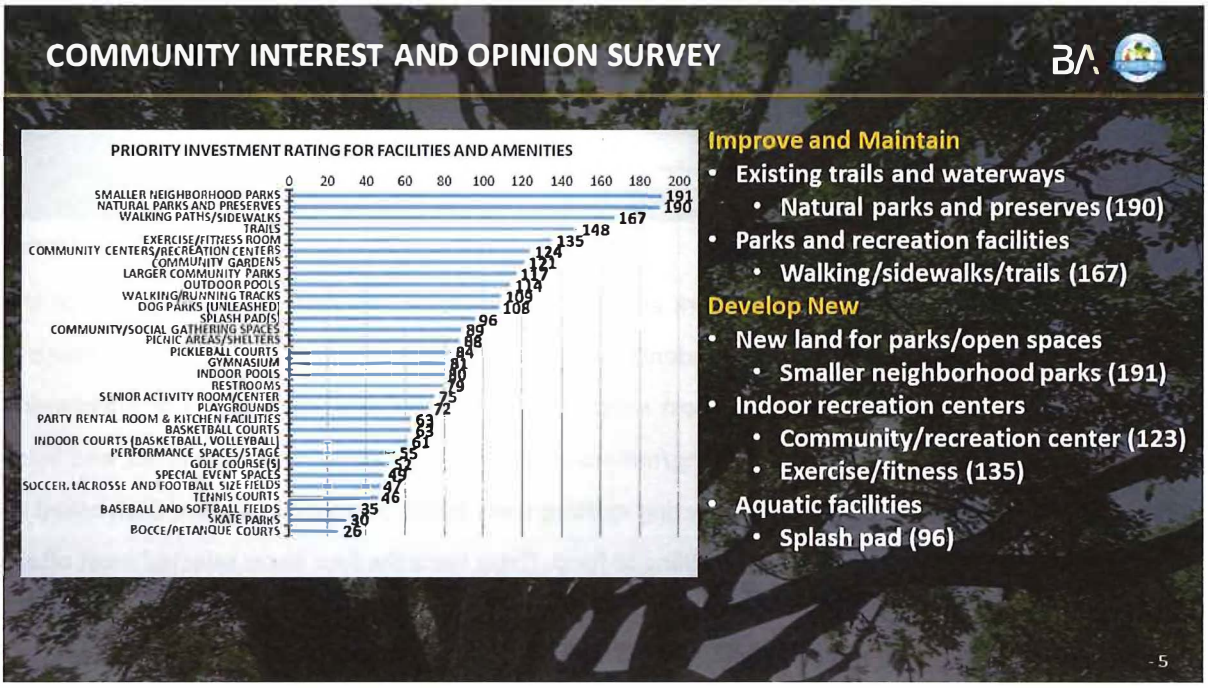


Figure 4

VILLAGE PARKS AND RECREATION MASTER PLAN COMMUNITY TOWNHALL MEETINGS: OF SEPTEMBER 30TH, 2022, AND DECEMBER 8TH, 2022

The Park and Recreation Master Plan have undergone an extensive public outreach process to allow community participation at public forums with the intent to inform the community and obtain their input on the Master Plan and its process. These duly advertised community meetings have also been

transmitted live via FACEBOOK to the Village at large. A format for participant voting on the presented topics was carried out using the SLIDO public participation program that allows both those in the meeting and remote to vote on the different issues and topics. During the Community Townhall Meeting of September 30th, 2022, the issue of Small Neighborhood Parks/Pocket Parks was presented and discussed. There was overwhelming support among those participating in the questionnaire to develop said Small Neighborhood/Pocket Parks.

PARKS AND OPEN SPACE MASTER PLAN IDENTIFIED SITES FOR SMALL NEIGHBORHOOD PARKS/POCKET PARKS

The Village of Palmetto Bay is a fully built, predominantly residential community, making the inclusion of Small Neighborhood Parks/Pocket Parks viable only through obtaining access to lands under existing aerial easements and publicly owned sites. The design team thoroughly analyzed all such potential sites within the Village and presented them to the Village community in the September 30th Parks and Open Space Master Plan Townhall Meeting.

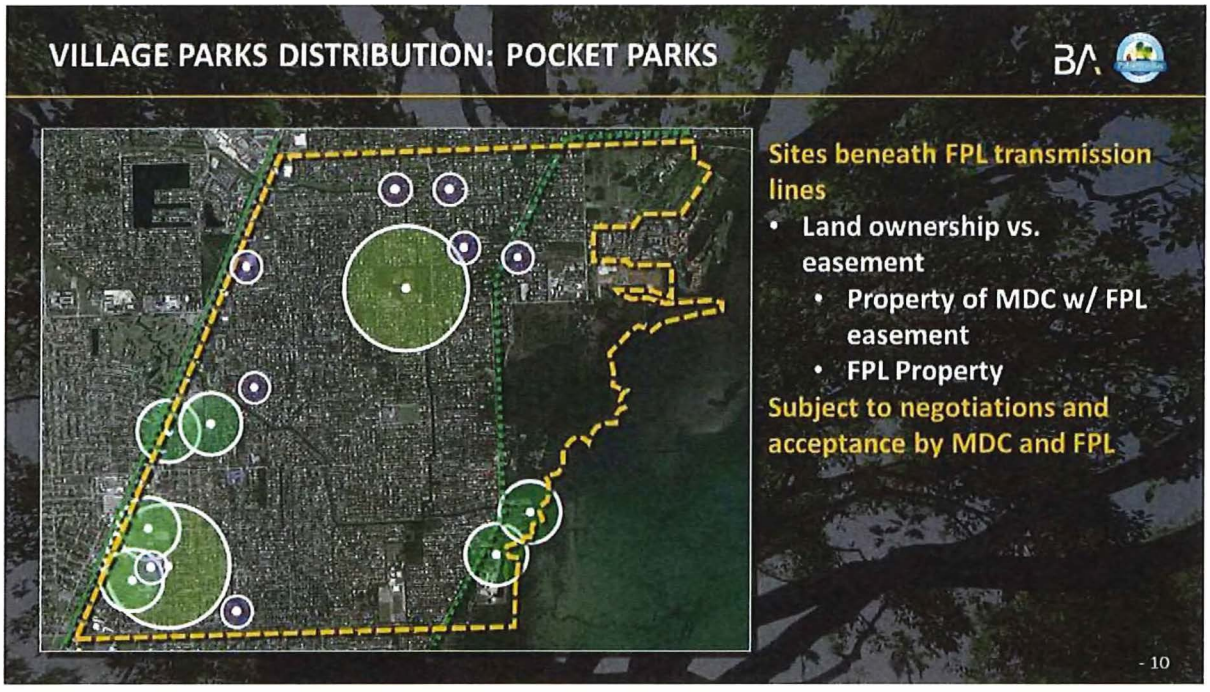


Figure 5

Illustrated in the two Figures labeled " Village Parks Distribution" are sites under public ownership identified as part of the planning process for the inclusion of Small Neighborhood Parks/Pocket Parks. The

sites identified include the FPL site at SW 140th Street and Palmetto Road, Folio Number 33-5023-009-0120.



Figure 6

CONCLUSIONS

Including the FPL site at SW 140th Street and Palmetto Road in the Village of Palmetto Bay Parks and Recreation inventory is a recommendation of the Parks and Recreation Master Plan Needs Analysis, and a vetted Village of Palmetto Bay resident's desires as expressed in the Community Opinion Survey and the Parks and Recreation Townhall meetings. This site will help meet the recreation needs of the residents of the area, providing a passive recreation venue for the enjoyment of all the neighborhood residents, Village residents, and visitors at large.

From: Nick Marano <nmarano@palmettobay-fl.gov>
Sent on: Thursday, January 5, 2023 3:13:55 PM
To: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
CC: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>; Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>; Karyn Cunningham <kcunningham@palmettobay-fl.gov>; John Dellagloria <jdellagloria@palmettobay-fl.gov>; Heidi Siegel <hsiegel@palmettobay-fl.gov>; Fanny Carmona <fcarmona@palmettobay-fl.gov>; Missy Arocha <marocha@palmettobay-fl.gov>
Subject: RE: [EXT] Re: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

Please use the Village Community and Economic Development Director, Heid Siegel, as the Village's contact person.

Heidi's contact information:
305.259.1276
hsiegel@palmettobay-fl.gov

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, January 4, 2023 12:17 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>
Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>; Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>; Karyn Cunningham <kcunningham@palmettobay-fl.gov>; John Dellagloria <jdellagloria@palmettobay-fl.gov>; Heidi Siegel <hsiegel@palmettobay-fl.gov>; Fanny Carmona <fcarmona@palmettobay-fl.gov>; Missy Arocha <marocha@palmettobay-fl.gov>
Subject: [EXT] Re: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Thank you, Nick.

The prompt response is appreciated.

Please provide a contact person in the event the property is deemed surplus. Once that's done, we can begin the conveyance process to the Village.
Respectfully,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department

111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923

How can ISD serve you better?
Give us your feedback *here*!

Connect With Us on Twitter | Facebook | Instagram

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137.

From: Nick Marano <nmarano@palmettobay-fl.gov>
Sent: Tuesday, January 3, 2023 4:11 PM
To: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>; Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>; kcunningham@palmettobay-fl.gov <kcunningham@palmettobay-fl.gov>; John Dellagloria <jdellagloria@palmettobay-fl.gov>; Heidi Siegel <hsiegel@palmettobay-fl.gov>; Fanny Carmona <fcarmona@palmettobay-fl.gov>; Missy Arocha <marocha@palmettobay-fl.gov>
Subject: Re: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

Thank you, Raul, and Happy New Year to you as well.

Attached is the Village's response and a memo from our Parks Master Plan consultant that may be helpful in judging the rigor that the Village has already expended on this property.

I will follow up with a Resolution from The Village Council following the next meeting on January 9, 2023.

All the best,

Nick

Nick Marano
Village Manager
9705 East Hibiscus Street
Palmetto Bay, FL 33157
Phone 305.259.1240 (direct)
www.palmettobay-fl.gov

Village of Palmetto Bay Florida

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Date: Tuesday, January 3, 2023 at 2:11 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>, Karyn Cunningham <kcunningham@palmettobay-fl.gov>
Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>, Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>, Burns, Mark (ISD) <Mark.Burns@miamidade.gov>, Da Cruz, Carmen (ISD) <Carmen.DaCruz@miamidade.gov>
Subject: [EXT] Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

You don't often get email from raul.mas@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good Afternoon, Mr. Marano.

I'd like to wish you a Happy New Year.

I am following up on the Village's intention of provided a formulized response to our letter. Please bear in mind, the Village has ten (10) days to respond to the County. Additionally, within the formulized response, please provide the governmental public purpose the property will be utilized for.

Thank you,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department
111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923



How can ISD serve you better?
Give us your feedback *here*!

Connect With Us on Twitter | Facebook | Instagram

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137.

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, December 28, 2022 2:22 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>; kcunningham@palmettobay-fl.gov <kcunningham@palmettobay-fl.gov>

Cc: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>; Schimmel, Andrew (ISD) <Andrew.Schimmel@miamidade.gov>; Burns, Mark (ISD) <Mark.Burns@miamidade.gov>
Subject: Re: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

My pleasure, Mr. Marano.

In order for the county to dispose of the property, we would need to follow the process laid out in Implementing Order 8-4 (IO 8-4). Please see the attached document. Below is a snippet from IO 8-4 pertaining to "Other Public Agencies."

OTHER PUBLIC AGENCIES:

If property owned by the County is desired by another governmental agency for a governmental public purpose, and it is determined by the Board that the property is not needed by the County for such use, it may be conveyed at a nominal cost. It is not required for such governmental agency to execute the lease, contract, or other agreement prior to placing an item on a Board agenda. Any conveyance of a road or portions thereof to a governmental entity shall include a specific provision that such road cannot be closed without approval by the Board (Resolution No. R-461-13).

Within your formalized response, please indicate the governmental public purpose the property will be utilized for. Additionally, the property is currently being circulated to all County departments with a deadline response date of January 6, 2023.

Should you have any questions, please feel free to reach out to me.

Thank you,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department
111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923



How can ISD serve you better?
Give us your feedback *here*!

Connect With Us on Twitter | Facebook | Instagram

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137.

From: Nick Marano <nmarano@palmettobay-fl.gov>
Sent: Wednesday, December 28, 2022 2:01 PM
To: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>; kcunningham@palmettobay-fl.gov <kcunningham@palmettobay-fl.gov>
Subject: RE: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

Thanks, Raul. The Village is interested in that parcel. I'll be sending you a letter to formalize that.
Can you tell me what the process would be after that?
Thanks, and all the best,
Nick

Nick Marano
Village Manager
9705 East Hibiscus Street
Palmetto Bay, FL 33157
Phone 305.259.1240 (direct)
www.palmettobay-fl.gov

Village of Palmetto Bay Florida

From: Mas, Raul (ISD) <Raul.Mas@miamidade.gov>
Sent: Wednesday, December 28, 2022 10:35 AM
To: Nick Marano <nmarano@palmettobay-fl.gov>; Karyn Cunningham <kcunningham@palmettobay-fl.gov>
Subject: [EXT] Property Being Considered for Surplus Designation Folio No. 33-5023-009-0120

You don't often get email from raul.mas@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good morning,

The attached is being sent on behalf of Mark Burns, Assistant Division Chief, Real Estate Development Division.

Thank you,

Raul Mas Jr., MPA, RES
Real Estate Officer
Miami-Dade County Internal Services Department
111 NW 1st Street, Suite 2460
Miami, FL 33128
305-375-3923

DocuSign Envelope ID: 5467602D-0F9C-4679-821B-E1AB5C0D5DCD

RESOLUTION NO. 2023-01

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE ACQUISITION OF LAND; AUTHORIZING THE VILLAGE MANAGER TO COORDINATE WITH THE COUNTY, IN ACCORDANCE WITH COUNTY IMPLEMENTING ORDER 8-4, FOR THE ACQUISITION OF LAND TO BE USED AS A POCKET PARK; PROVIDING AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

WHEREAS, certain land located within the Village of Palmetto Bay may be suitable for public uses under Village ownership; and

WHEREAS, the vacant land of approximately 101,059 square feet, folio number 33-5023-009-0120, located south of SW 140 Street, Palmetto Bay, Florida, (the "Site"), has been identified as a suitable location for a Village Pocket Park; and

WHEREAS, on December 28, 2022, the Village received a certified letter from the owner, Miami Dade County Real Estate Development Division, to notify the Village of a possible sale of the Site and to request if the Village is interested in acquiring the Site in accordance with Implementing Order 8-4; and

WHEREAS, the Village is interested in acquiring the Site for the purpose of using it as a Village Pocket Park; and

WHEREAS, the Site had previously been identified as a potential Pocket Park during the development of the Village's Park Master Plan; and

WHEREAS, as part of the Parks Master Plan process, the Village conducted an extensive Community Survey in which Smaller Neighborhood Parks, Natural Parks and Preserves and Walking Trails all scored highly; and

WHEREAS, the Village Council has consistently declared its preference for and desire to acquire additional land for Pocket Parks.

DocuSign Envelope ID: 5467602D-0F9C-4679-821B-E1AB5C0D5DCD

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The Village Manager is authorized and directed to take all actions necessary under Implementing Order 8-4 to coordinate the acquisition of the Site.

Section 3. The Village Manager is further directed to bring back to the Village Council for review and approval any formal contracts, covenants or agreements and before committing any funds in excess of his funding authority.

Section4. This Resolution shall take effect immediately upon approval.

Attest:

DocuSigned by:
Missy Arocha
Missy Arocha
Village Clerk

DocuSigned by:
Karyn Cunningham
Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

DocuSigned by:
John C. Dellagloria, Esq.
John C. Dellagloria
Village Attorney

DocuSign Envelope ID: 5467602D-0F9C-4679-821B-E1AB5C0D5DCD

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Steve Cody	YES
Council Member Marsha Matson	YES
Vice-Mayor Leanne Tellam	YES
Mayor Karyn Cunningham	YES

MIAMI-DADE COUNTY

miamidade.gov

Internal Services
Real Estate Development Division
111 NW 1st Street • Suite 2460
Miami, Florida 33128
T 305-375-2363 F 305-375-1157

December 28, 2022

Via E-Mail and Certified Mail
Receipt No.: 7021 0350 0000 5245 4404

Honorable Karyn Cunningham
Village Mayor
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Property Being Considered for Surplus Designation
Location: Adjacent South of 7450 SW 140 Drive, Miami, FL 33183
Folio No.: 30-5023-009-0120

Dear Mayor Cunningham:

On July 28, 2022, Kassandra Padron, a resident of the Village of Palmetto Bay (Village), submitted a written application in accordance with Implementing Order 8-4 to inquire about purchasing a County-owned property located adjacent south of 7450 SW 140th Drive, Miami, Florida. The Folio number for the property is 33-5023-009-0120. The area requested measures approximately 101,059 square feet. Ms. Padron is an adjacent property owner and intends on sub-dividing the property amongst her neighbors. The property currently holds FPL powerlines and accompanying easements which makes the property not buildable.

Please consider this letter as intent on behalf of Miami-Dade County's Internal Services Department (ISD), to make the Village aware of the possible sale of County-owned property. In the event the Village is interested in the parcel, please contact us within ten (10) days of receipt of this letter.

Please note, the parcel would require taking over any initial acquisition costs or existing financial obligations. Examples of existing financial obligations may include lot clearing fees, water and sewer charges, special assessments, ISD administrative fees, etc. ISD would consult with the Village to discuss any existing financial obligations, legal notices, or other charges that may exist or require action.

Should you have any questions, please do not hesitate to contact me at 305-375-5754 or by e-mail at mark.burns@miamidade.gov.

Sincerely,

Mark Burns
Assistant Division Chief

Attachment

Delivering Excellence Every Day

c: Nick Marano, Village Manager, Village of Palmetto Bay

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/2/2022

Property Information	
Folio:	33-5023-009-0120
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	101,059.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$13,920	$31,320	$31,320
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$13,920	$31,320	$31,320
Assessed Value	$13,920	$31,320	$31,320

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
City			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,920	$31,320	$31,320
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2022	2021	2020
County	Exemption	$13,920	$31,320	$31,320

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
23 55 40 2.32 AC M/L
TANGLEWOOD GARDENS PB 68-66
FLORIDA POWER & LIGHT COMPANY
EASEMENT BLK 2
LOT SIZE 101059 SQUARE FEET

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Implementing Order No.: 8-4

Title: GUIDELINES AND PROCEDURES FOR THE SALE, LEASE, AND CONVEYANCE OF COUNTY REAL PROPERTY

Ordered: 2/1/2022 **Effective:** 2/11/2022

AUTHORITY:

Sections 125.35, 125.37, 125.379, 125.045 and 125.38, Florida Statutes, Sections 2-8.6.5 and 2-10.4.2 of the Code of Miami-Dade County, Florida, Resolution Nos. R-377-09, R-974-09, R-256-13, R-461-13, R-761-13, R-791-14, R-1000-14, R-333-15, R-64-16, R-380-17, R-407-19, R-365-21 and R-1121-21.

SUPERSEDES:

This Implementing Order supersedes and replaces Implementing Order No. 8-4 dated May 5, 2020 and effective May 15, 2020.

POLICY:

The authority to sell, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners ("Board"). Such sale, lease, or disposition shall be accomplished in a transparent manner, with adequate protections in place to ensure that the intended purpose of the sale, lease, or disposition, as approved by the Board, is met. Dispositions include the granting of easements.

It is further the policy of this County that it desires to contract to sell, lease or dispose of County-owned real property to responsible entities, and to know the ownership composition of all entities to whom it contracts to sell, lease or dispose of County-owned real property. The term "responsible entity" relates to the entity's financial condition, capability, experience, and past performance, and includes honesty and integrity, skill and business judgment, experience and capacity for performing under the contract, and previous conduct, including but not limited to, meeting its financial obligations. Analysis of previous conduct shall include but not be limited to consideration as to whether the requestor, or other entity in which the requestor has a controlling financial interest, was previously conveyed or leased County-owned property which was later the subject of an involuntary reverter or lease termination by the County. Determinations on responsibility are ultimately made by the Board of County Commissioners and, where the delegated authority exists to contract, by the County Mayor, and are fundamentally issues of business judgment and policy. The term "ownership composition" as used in this Implementing Order means the identification of all persons with an ownership interest in such entity in excess of five percent; provided, however, that the ownership composition of governmental entities or publicly traded companies does not need to be identified or determined. The County Mayor or the County Mayor's designee shall include this policy in any notice or solicitation issued for the sale or lease of County-owned real property.

Nothing in this Implementing Order shall be construed as limiting the authority of County Commissioners from sponsoring items for consideration by the Board of County Commissioners for the sale or lease of County-owned property.

This Implementing Order shall be applied in a manner that is consistent with applicable federal and state laws and regulations, including, but not limited to those laws, regulations and directives related to the United States Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration program and HUD's requirements for the demolition and disposition of public housing developments as set forth in Section 18 of the United States Housing Act of 1937, as amended, and applicable regulations promulgated by HUD.

This Implementing Order shall supplement and also apply to conveyances or leases pursuant to the Miami-Dade County Infill Housing Initiative Program, as codified in section 17-171 et seq. of the Miami-Dade County Code and Implementing Order 3-44, which set forth procedures and guidelines for property disposition. To the extent that there is a conflict between the provisions set forth in this Implementing Order and Implementing Order 3-44, the provisions of this Implementing Order shall govern unless otherwise prescribed by Code or Statute.

PROCEDURE INITIATING ACTION; APPLICATION, PROPERTY CIRCULATION, AND REVIEW OF RESTRICTIONS:

Any government official, Department Director, or any private party, governmental entity, or corporation proposing the sale, lease or other disposition of County-owned real property shall abide by the procedures as set forth herein

The Department Director, other official, private party, governmental entity, or corporation is required to submit a memorandum or letter application to the County Mayor or to the County Commissioner of the district in which the property lies detailing all pertinent information regarding the proposal or request. The pertinent information for non-competitive conveyances shall include, but not be limited to, a disclosure under oath of the ownership composition of the requesting entity, and information sufficient to support a finding that the requestor is a responsible entity.

In the case of (1) any not-for-profit entity seeking the sale or lease of County-owned real property for community interest and welfare purposes pursuant to section 125.38, Florida Statutes, or (2) any entity requesting the sale or lease of County-owned real property for the construction of affordable housing pursuant to section 125.379, Florida Statutes, or (3) any entity requesting the sale or lease of County-owned real property for economic development under section 125.045, Florida Statutes, the requesting entity shall include in its letter application to the County, to the extent applicable: (i) an identification of the property requested by address and/or folio number; (ii) a detailed description of the proposed use of the County-owned real property and any development thereon, including how it meets the requirements of community interest and welfare or affordable housing purposes; (iii) an identification and a summary of the past experience of the requestor, the requester's key personnel, developer, and first-tier consultants and contractors; (iv) an estimate of the costs of construction and operation and the manner in which the requester intends to finance the development, operations and maintenance of the requested property, including proposed sources of funds and revenues; (v) the length of time the entity has been active and the number of employees; (vi) a proposed

schedule for the commencement and completion of any construction or renovation of the requested property, including development milestones, which may be used as a basis for lease termination or reverter provisions; and (vii) the proposed rental rate or purchase price, which, if nominal, shall include the asserted basis for the reduced payment rather than the payment of market value, market rent, or rent in lieu of taxes. In the event that the not-for-profit entity is requesting a conveyance, rather than a lease, it shall include in its application the specific basis for any compelling circumstances justifying a conveyance rather than a lease.

If the request and application is submitted to a County Commissioner, the Commissioner, after reviewing same, may determine whether they wish to move forward with the processing of the request. If the Commissioner seeks to proceed, the Commissioner shall forward, or cause to be forwarded, the request and application to the County Mayor who shall proceed with the process for disposition of County-owned real property as set forth in this Implementing Order.

If the request and application is not Commissioner-generated, the County Mayor, or the County Mayor's designee will review the request to determine if there is a need to refer the request to the Internal Services Department for further processing. If it is determined that there is such a need, the County Mayor or the County Mayor's designee will refer the request to the Internal Services Department or other successor department with the responsibility over property conveyances within ten days of receipt, and shall forward a copy of the request and application to the Commissioner of the district in which the property lies prior to forwarding the item to the Internal Services Department. The Internal Services Department, within five days of the referral of the request, will forward to appropriate departments and public agencies a questionnaire, with a response time of no more than ten days, to determine if there is planned use or anticipated need for the subject property, or if it could be declared surplus, and within 30 days of the referral of the request, will determine whether there are any restrictions or limitations contained in the deed, restrictive covenants, or other contracts that would preclude the conveyance of the County-owned real property or that would result in a significant financial impact to the County as the result of such conveyance (e.g. result in the repayment of grant funds) and, if so, whether the requesting entity can be made responsible for said financial impact to the County. The County Mayor or the County Mayor's designee shall prioritize any request made by the Miami-Dade Water and Sewer Department (WASD) or its successor department, for use or anticipated future use as WASD infrastructure (Resolution No. R-1121-21). The Internal Services Department will also determine whether the subject property is connected to or has access to a sanitary sewer system.

INTERNAL SERVICES DEPARTMENT AND REGULATORY AND ECONOMIC RESOURCES DEPARTMENT:

Based on the findings of the questionnaire concerning possible use of the property and its review of the contracts and restrictions pertaining to the property, the Internal Services Department will submit its findings and recommendations to the County Mayor or the County Mayor's designee within 15 days of the completion of the circulation and review of restrictions. Where there is no proposed use by a commenting County agency or department, the Internal Services Department shall immediately upon its receipt of the results of the questionnaire, forward the request or proposal to the Regulatory and Economic Resources Department ("RER"), or any successor department that oversees the County's planning functions, for its review and determination as to whether the

property is zoned consistent with the proper land use planning for the area or whether there should be a change in zoning on the subject property. The recommendation of RER shall be sent to the Internal Services Department within fifteen days of RER's receipt of the request or proposal to be sent to the Mayor's Office to be considered as part of the recommendation of the Internal Services Department. Nothing herein shall require a questionnaire or circulation for property that is to be leased pursuant to the authority set forth in section 125.35(b)(1) and (2), Florida Statutes.

COUNTY MAYOR'S OFFICE AND REQUIREMENTS FOR MAYOR'S MEMORANDUM, NOTIFICATIONS, AND PROVISIONS IN LEASES AND CONVEYANCE DOCUMENTS:

Whenever there is a valid proposed use by the commenting County agencies, the County Mayor or the County Mayor's designee will inform, in writing, the requesting party that the proposal has been reviewed and that the County Mayor has determined that the property cannot be declared surplus and conveyed or leased. In the case of a request or application that was referred to the County Mayor by a County Commissioner, a copy of such written notice to the requesting party shall be provided to the referring County Commissioner, along with a memorandum including the specific basis for the County Mayor's determination, along with written documentation from the requesting department setting forth its request for the property and specifying the intended need and proposed use of the requesting department. If a determination is made that the property can be declared surplus, and that there are no restrictions precluding the proposed lease or conveyance, then following the receipt of bids or proposals under a solicitation, or within 30 days of such determination for non-competitive conveyances and before the Board's consideration of a proposed sale or lease of County-owned real property, the County Mayor or the County Mayor's designee (i) shall perform due diligence necessary to determine whether or not the contracting entity is a responsible entity, and (ii) shall confirm the ownership composition provided by the requestor. Whenever there is a request or application that was referred to the County Mayor by a County Commissioner, the County Mayor shall, if the property can be declared surplus, prepare a memorandum within five days of such determination, addressed to the referring County Commissioner, attaching the request and application by the requesting entity, and setting forth: (i) whether the terms and conditions set forth in the application for sale or lease of County-owned property meet the requirements of community interest and welfare or affordable housing purposes; (ii) whether there are obstacles to the proposed conveyance or lease, or adverse findings discovered during the responsibility review of the proposed purchaser or tenant; (iii) the ownership composition of the proposed purchaser or tenant; (iv) the market value or market rental of the real property, including the appraised value or, if no appraisal has been conducted for land estimated to have a fair market value less than $5,000,000.00, the value set forth in the property appraiser's website (Resolution No. R-333-15); (v) with respect to not-for-profit entities seeking to lease County-owned real property, the estimated rent that would be payable in lieu of paying ad valorem taxes on the real property sought to be leased; and (vi) the identification of the department and the person who will be monitoring compliance with the terms of the lease or deed.

The Commission Auditor shall independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item or agenda items to the Board. No agenda item shall be placed on an

agenda of the Board without the foregoing reviews by the County Mayor or Mayor's designee, subject to the exception set forth herein, and the Commission Auditor.

If a County Commissioner requests to sponsor an item for sale or lease of County-owned real property as a Commissioner-sponsored item rather than a Mayoral-sponsored item, the County Mayor or the County Mayor's designee shall nevertheless be responsible for negotiating the final proposed contract on behalf of the County and the aforementioned memorandum to the referring County Commissioner shall be attached to any Commissioner-sponsored resolution presented to the Board for consideration and approval. In all other instances which do not involve Commissioner requests, upon receipt by the County Mayor of the recommendations from the Internal Services Department, the County Mayor shall determine whether to forward a recommendation to the Board for its approval of said conveyance without competitive process where otherwise legally allowed or, following a competitive process for the sale or lease of the property in question, a recommendation for its approval of said conveyance, or take any other action or make any other recommendation. If the agenda item for said conveyance is not sponsored by the district commissioner of the district in which the real property proposed to be sold or leased is located or, in the case of multiple properties across multiple districts, when the item is not sponsored by a commissioner of any of the districts in which the properties are located, then a two-thirds vote of Board members present shall be required to approve said item for the sale or lease of County-owned real property or properties. The two-thirds vote requirement shall not apply to property located at Miami International Airport, PortMiami, and to property designated as a terminal or facility of countywide significance, nor shall it apply in the event that there is a recusal of such district commissioner from participating prior to or at the Board meeting when the item is considered.

If at the conclusion of the verification period set forth herein, the aforementioned timelines have not been met, a commissioner can thereafter bring an item forward for consideration by the Board to approve the conveyance or lease of real property as a Commissioner sponsored item without the necessity of seeking a waiver of this Implementing Order.

When applicable, the County Mayor or the County Mayor's designee shall comply with the following procedures:

(i) Prior to placing any item on an agenda of this Board or any committee of this Board for the sale, lease or surplus of County-owned property, or the issuance of any request for proposal or expression of interest regarding same, the County Mayor or the County Mayor's designee shall provide no less than four weeks' written notification to the District Commissioner in which such property lies (Resolution No. R-380-17);

(ii) Prior to placing any item on a Board agenda for a lease with a proposed tenant that provides programs or services to children and/or developmentally disabled individuals, the County Mayor or the County Mayor's designee shall perform a national criminal background check of the tenant, its principals, and their spouses, parents and children that will be working at the property, and report any adverse findings to the Board along with any recommendation to approve the lease (Section 2-8.6.5 of the Miami-Dade County Code);

(iii) In the event that the value of the property being sold is reasonably estimated to exceed $5,000,000.00, the County shall have the property appraised by two real estate appraisers holding an M.A.I designation prior to placing an item on an agenda, unless waived upon written recommendation of the County Mayor upon a finding that it is in the best interest of the County to do so. (Section 2-10.4.2 of the Miami-Dade County Code);

(iv) Prior to consideration by the Board or any committee of the Board of any proposed conveyance or lease without competitive bidding, pursuant to sections 125.045, 125.379 or 125.38, Florida Statutes, written notification shall be provided to the public by either (i) publication in a newspaper of general circulation or in a newspaper distributed in the locality where the subject property lies; (ii) mailed written notice to all property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, within a one-half mile radius of the subject property; or (iii) posting such notice on the subject property in a manner conspicuous to the public, by a sign or signs containing the required written notice information. The required written notice to the public required herein shall, at a minimum, contain the following information: (i) an identification of the subject property by address, folio number, and size; (ii) the date, time and location of any scheduled meeting of the Board or any committee of the Board regarding the sale or lease of the subject property; and (iii) a description of the proposed sale or lease including the recipient, intended use, and nature of the project or proposed construction. The cost of such notice shall be borne by the entity requesting the sale or lease, of County-owned real property, except in the case of substantial hardship which shall be determined in the discretion of the County Mayor or the County Mayor's designee (Resolution No. R-407-19); and

(v) All contracts, leases, and agreements, except those with other governmental entities, must be executed by the other party before submission to the Board.

LEASE AND DEED REQUIREMENTS AND RESTRICTIONS, REVERTER AND TERMINATION:

All leases, deeds and other disposition documents of County-owned real property, as applicable, shall:

(i) Include deadlines, milestones or other firm time periods by which the purpose of the sale, lease or disposition must be effectuated;

(ii) In the event that property is conveyed or leased for less than appraised value or fair market rental, include an automatic reverter clause or an automatic lease termination clause if the purpose of the sale or lease is not effectuated within the period specified in the lease or deed (Section 2-8.6.5 of the Miami-Dade County Code), relevant milestones are not met, which may include but not be limited to obtaining permits, commencement of construction and completion of construction, public use is not maintained, or a payment and performance bond or alternative security, as required by the lease or deed, are not provided prior to commencing construction (Resolution No. R-461-13). The lease or deed shall further provide that such automatic reverter or termination shall be at no additional cost to the County, and the County shall not be required to pay any

compensation to the entity in connection with the reverter or lease termination (Resolution No. R-1000-14). In the event that an automatic reverter or automatic lease termination is not included, a specific basis for not including same shall be set forth in the item presented to the Board, and at a minimum, language in generally the following form shall be included in the deed restrictions (as modified for lease termination):

> If in the sole discretion of the County, any term of this Deed is not complied with, ENTITY shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If ENTITY fails to remedy such default within thirty (30) days, title to the subject property shall revert to the County, at the option of the County, upon written notice of such failure to remedy the default. In the event of such reverter, ENTITY shall immediately deed such property back to the County, and the County shall have the right to immediate possession of the property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by ENTITY. The County retains such reversionary interest in the property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County. Failure to exercise such right of reverter shall not be deemed to be a waiver of such right, and by accepting the conveyance of the property, ENTITY agrees that any defenses based upon the County's delay or failure to exercise the right of reverter are hereby waived.

Nothing in this section shall prohibit the County Mayor or the County Mayor's designee from including reverter language in leases or deeds for market rent or market value, provided, however, that it is not mandatory to do so;

(iii) Include a provision requiring Board approval of any transfer or assignment of the property to an unaffiliated entity in any deed or lease for less than fair market value or rental to a not-for-profit entity pursuant to section 125.38, Florida Statutes (Resolution No. R-1000-14);

(iv) Include a minimum rental payment in lieu of taxes in the event that tax exempt status is achieved by a not-for-profit entity, unless a hardship or other substantial reason exists for foregoing such payment (Resolution No. R-256-13);

(v) Include a termination or suspension provision in the event that an emergency situation arises wherein the property is needed by the County for an emergency public purpose (Resolution No. R-64-16);

(vi) With respect to all leases or deeds which require development of the property, include deadlines, timeframes and milestones, including, at a minimum, a date upon which permits must be obtained, a date upon which construction must commence, and a date upon which construction must be completed. Further, such leases and deeds shall include appropriate protection for County-owned property, or property in which the County retains a reversionary interest, including but not limited to a payment and performance bond or other form of alternative security, adequate insurance as determined by the Risk Management Division, and a letter of credit or other adequate security to ensure completion of the development, and if necessary, to clear any liens improperly placed upon the property, to pay delinquent taxes, or to address any costs or expenses in the event of reversion or lease termination, and including a provision that all liens shall remain the responsibility of the entity from whom the property was reverted;

(vii) Include appropriate insurance requirements after providing relevant provisions of the proposed lease or deed to the Risk Management Division for review of form and content to provide recommended insurance protection;

(viii) Include a provision requiring the entity to provide proof to the County on an annual basis that the property taxes have been satisfied;

(ix) Include a provision requiring the entity to provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in the lease or deed;

(x) Include a provision that any third-party mortgages allowed under the terms of the lease or the deed shall be subordinate to the interest of the County, and that all proceeds received from the mortgage loan shall be reinvested into the property; and

(xi) If the subject property is within the Urban Development Boundary, include a provision requiring that the property owner must connect to the sanitary sewer system by a certain deadline if the property is not currently connected unless the property is non-buildable, or the conveyance is to a governmental or not-for-profit entity for public uses that do not require sanitary sewer system, and including a provision prohibiting development without providing such access (Resolution No. R-365-21).

MONITORING:

All items for the sale or lease of County property submitted to this Board shall include the appointment of a department monitor and shall include the name of the individual appointed to monitor compliance with the provisions of the deed or lease. The County Mayor or the County Mayor's designee shall monitor the payment of real estate taxes on all properties conveyed by deed or lease and shall request the Miami-Dade County Tax Collector to provide them with duplicate annual tax notices (Resolution No. R-377-09). In the event of a tenant's noncompliance with the lease the County Mayor or the County Mayor's designee shall send a written notice of termination of the lease no later than five days after the event giving rise to such termination. In the event of grantee's

noncompliance with the deed restrictions, the County Mayor or the County Mayor's designee shall record a notice of reverter or similar instrument in the public record within five days of the event giving rise to the exercise of the County's reversionary interest. The failure of the County Mayor or the County Mayor's designee to send such notice of termination or record such notice of reverter will not be construed as a waiver of the County's rights under the lease or deed to avail itself of its remedies against the tenant or grantee, unless otherwise set forth in the lease or deed.

The County Mayor or the County Mayor's designee shall, on a quarterly basis, provide a report to this Board identifying any properties which are in non-compliance or default status, the nature of the non-compliance and the amount of time such property has been in non-compliance, any steps which have been taken to enforce compliance, available remedies, and recommendations. Such report shall also identify any properties which are 30 days away from approaching a milestone or potential event of default, and any properties that have reverted, or that the lease has been terminated, due to non-compliance. The County Mayor or the County Mayor's designee shall place the completed report on an agenda of the Board or a committee of the Board in accordance with Ordinance No. 14-65, and shall attach any recorded notice of termination, or notice of lease termination.

FINAL ACTION:

If the lease or conveyance of County-owned real property is approved by the Board, the Internal Services Department or successor department will take the necessary steps to conclude the transaction and to undertake any necessary responsibility review for subsequently identified purchasers or tenants.

Thereafter the fully executed documents will be returned to the Clerk of the Board for custody. The County Mayor or County Mayor's designee will notify the Risk Management Division of all contracts accepting liability on behalf of the County or requiring either the County or the other party to provide insurance coverage. The County Mayor or the County Mayor's designee shall record all instruments of conveyance in which the County retains an interest in the Public Records of Miami-Dade County and provide a copy of the instrument to the Clerk of the Board within 30 days of execution so that the Clerk may attach and permanently store a recorded copy of the instrument together with the authorizing resolution (Resolution No. R-974-09). All leases and operating agreements shall be provided by the County Mayor or the County Mayor's designee to the Property Appraiser's office within 30 days of execution of same (Resolution No. R-791-14).

OTHER PUBLIC AGENCIES:

If property owned by the County is desired by another governmental agency for a governmental public purpose, and it is determined by the Board that the property is not needed by the County for such use, it may be conveyed at a nominal cost. It is not required for such governmental agency to execute the lease, contract, or other agreement prior to placing an item on a Board agenda. Any conveyance of a road or portions thereof to a governmental entity shall include a specific provision that such road cannot be closed without approval by the Board (Resolution No. R-461-13).

COMPETITIVE SOLICITATIONS:

To insure the County against unnecessary processing expense, an earnest money deposit is to be deposited the Internal Service Department or successor department, in each case only as and if required by the applicable solicitation documents, by all private parties or corporations submitting a bid or proposal in response to a solicitation for the sale or lease of County property.

Village of Palmetto Bay

December 30, 2022

Mr. Mark Burns
Assistant Division Chief
Real Estate Development Division
111 NW 1st St, Suite 2460
Miami, FL 33128

Re: Property Being Considered for Surplus Designation
Location: Adjacent South of 7450 SW 140 Drive, Miami, FL 33183
Folio No.: 30-5023-009-0120

Dear Mr. Burns,

Pursuant to your letter of December 28, 2022, the Village is interested in acquiring the subject property for use as a neighborhood park.

The Village Council has been interested in acquiring additional parcels of vacant land for use at neighborhood parks throughout the Village in areas where residents are unable to walk to an existing park. Palmetto Bay is known as the "Village of Parks" for good reason and its responsible stewardship of these vital green spaces are evident to all who enjoy those facilities.

Earlier in 2022, the Village Council launched a new Parks Master Plan process to provide a comprehensive roadmap for the next ten years. The Village's consultant, Bermello Ajamil & Partners (B&A), had three main goals:

- To improve the citywide system of park and recreation venues to meet the needs of the citizens of the Village of Palmetto Bay.
- To provide improvements that enhance the quality of life of all citizens.
- To improve the Village neighborhoods through investments in expanding the Village's Park and Recreation System.

Neighborhood, or Pocket, Parks were identified by the Council and Community as a high priority so that every neighborhood would have a public park within walking distance. The specific folio that is the subject of this letter was identified early in the process for acquisition from the County. B&A has produced an excellent memorandum which details the analytical effort and community outreach that has been done to date; that memorandum is attached, and I invite your attention to it.

I will follow up this letter with a Resolution from the Village Council following the next meeting on January 9, 2023. Should you have any questions, please feel free to contact me at 305.259.1240 or nmarano@palmettobay-fl.gov.

Sincerely,

Nick Marano
Village Manager

From: Hernandez, Eduardo (ISD)
To: Heidi Siegel; Soper, Dawn (ISD)
Cc: Borges, Daniel (ISD)
Subject: [EXT] RE: [EXT] Re: [EXT] Application for 33-5023-009-0120
Date: Monday, November 13, 2023 4:00:21 PM

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Hello Ms. Siegel, Thank you for sending over the Reso. Much appreciated.

Respectfully,
Ed Hernandez
Real Estate Advisor
Miami-Dade County
ISD Real Estate Development Division
111 Northwest First Street | 24th Floor | Miami, Florida 33128
O: 305-375-2844
C: 305-510-8845
E: Eduardo.hernandez3@miamidade.gov
How can ISD serve you better? Give us your feedback here!

From: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Sent: Monday, November 13, 2023 3:54 PM
To: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: RE: [EXT] Re: [EXT] Application for 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

Hi Dawn,

Here is the resolution from Village Council!

Heidi

Heidi Siegel, AICP
Community and Economic Development Director
hsiegel@palmettobay-fl.gov
(305) 259-1276

From: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Sent: Thursday, November 9, 2023 6:07 PM

To: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: [EXT] Re: [EXT] Application for 33-5023-009-0120

You don't often get email from dawn.soper@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Perfect, thank you for the verification & additional information. We will include the relevant information in our item to the Board and retain the other for back-up as needed.

Have a good evening,

Best,

Dawn M. Soper
Director, P3 & Property Development
Miami Dade County Internal Services Department
111 NW 1 Street, 24th Floor
Miami, FL 33128
(305) 375-4402

From: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Sent: Thursday, November 9, 2023 1:50 PM
To: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: RE: [EXT] Application for 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

This looks fine. The resolution was approved 1/9/2023. I have requested the Village Clerk fix the date missing issue. Here is the undated one: https://www.palmettobay-fl.gov/DocumentCenter/View/16801/Resolution-2023-0

Thanks! Looking forward to working with you.

Heidi Siegel, AICP
Community and Economic Development Director
hsiegel@palmettobay-fl.gov
(305) 259-1276

From: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Sent: Thursday, November 9, 2023 12:30 PM
To: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: [EXT] Application for 33-5023-009-0120

You don't often get email from dawn.soper@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good afternoon Heidi,
Thank you for the call. It was great to touch base on this project and the remaining path forward on the Village's application for the property. Can you please confirm if the following statement is accurate for the County to reference in its Mayor's memorandum to the Board as part of the item?

"The Village will be allocating $1.1 million from its fund balance (reserves) for the development of the park once the conveyance is completed. "

The Village's resolution 2023-01 approving the acquisition is _____. (please provide dated copy if possible).

For our file purposes:
The petition from the neighbors against the Village's acquisition of the property for park purposes was received after the Council had taken action and made the decision to pursue the acquisition of the property, and no further action was brought forward by the Council in reference to same.

Call or write anytime if you should need.

Best,

Dawn M. Soper
Director, P3 & Property Development
Miami Dade County Internal Services Department
111 NW 1 Street, 24th Floor
Miami, FL 33128
(305) 375-4402

Exhibit "A"

Instrument prepared by:
E.J. Hernandez
Miami-Dade County Internal Services Department
Real Estate Development Division
111 NW 1 Street, 23rd Floor
Miami, Florida 33128-1907

Folio No.: 33-5023-009-0120

COUNTY DEED

THIS COUNTY DEED, made this_____day of_____, 20____ by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, and the **VILLAGE OF PALMETTO BAY, a body politic**, (hereinafter "Village" or "Grantee"), whose address is 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

WITNESSETH that the County, for and in consideration of the sum of Fourteen Thousand and 00/100 Dollars ($14,000.00) to it in hand paid by the Village, receipt whereof is hereby acknowledged has granted, bargained and sold to the Village, its successors and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

TANGLEWOOD GARDENS FLORIDA POWER AND LIGHT COMPANY EASEMENT BLOCK 2, according to the Plat thereof, as recorded in Plat Book 68, at Page 66, of the Public Records of Miami-Dade County, Florida.

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and all other matters of record; taxes for the year of closing and subsequent years and the following covenants, restrictions, and conditions, including but not limited to the following:

1. That the Property shall be utilized as a public park in perpetuity, and shall be operated in accordance with, and shall comply with, all provisions of, Article 7 of the County Charter.

2. That the Village shall allow all unincorporated residents equal access and use of the park and not discriminate in program registration, pricing, and other policies.

3. That the Village shall not assign or transfer its interest in the Property or this Deed absent consent from the Miami-Dade County Board of County Commissioners.

4. If in the sole discretion of the County through its Mayor or Mayor's designee, the Property ceases to be used solely for the public purpose set forth in paragraph 1 herein, or if any other term of this County Deed is not complied with, the Village shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County Mayor or County Mayor's designee. If the Grantee fails to remedy the default within thirty (30) days, title to the Property shall revert to the County, with all improvements thereon, at no cost to the County and at the sole option of the County, upon written notice of such failure to remedy the default. In the event the County exercises the reverter, the Grantee, upon written request from the County, shall immediately provide the County with a deed of conveyance of the Property back to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Grantee. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, for Grantee's failure to meet its obligations hereunder or violation of the terms of the Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County without notice to, or consent by, Grantee. Any failure or delay in exercising such reverter shall not be deemed a waiver of such right. However, failure to provide such deed of conveyance shall not impact the County's reverter, which shall become effective immediately upon the County providing the written notice to the Grantee.

5. To the extent that a water and sewer system is required, the Property shall be connected to a sanitary sewer system and shall not be permitted to utilize a septic tank system.

6. Grantee shall not allow any levy or attachment to be made to the property, or any material or mechanic's lien, or unauthorized encumbrance or lien to attach to the Property.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

Exhibit "A"

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN,
CLERK OF THE COURT

By: _____
Deputy Clerk

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Oliver G. Gilbert III, Chairman

Approved for legal sufficiency.

_____
Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____day of _____, 20____.

From: Hernandez, Eduardo (ISD)
To: Soper, Dawn (ISD); Heidi Siegel
Cc: Borges, Daniel (ISD)
Subject: [EXT] RE: [EXT] Re: [EXT] Application for 33-5023-009-0120
Date: Wednesday, January 31, 2024 5:20:45 PM

You don't often get email from eduardo.hernandez3@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Hello Heidi,

As Dawn explained, everything is ready but we're waiting for our County Attorney's signature for legal sufficiency. I called today but I couldn't connect with her. I'll try again first thing in the morning. With that said, I have provided Mr. Marano, Village Manager with a copy of the draft deed, on Friday 1/26/24 for his review and inclusion in his clarifying item that he will be presenting to the Village Council on February 5 Council Meeting. We're waiting for both. I reached out to Mr. Marano on Monday, but I was told he was out at a conference. His assistant Karla was copied on the email with the draft deed, as well. I'll advise everyone tomorrow, as soon as possible with any updates.

Respectfully,
Ed Hernandez
Real Estate Advisor
Miami-Dade County
ISD Real Estate Development Division
111 Northwest First Street | 23rd Floor | Miami, Florida 33128
O: 305-375-2844
C: 305-510-8845
E: Eduardo.hernandez3@miamidade.gov
How can ISD serve you better? Give us your feedback here!

From: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Sent: Wednesday, January 31, 2024 5:10 PM
To: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: Re: [EXT] Re: [EXT] Application for 33-5023-009-0120

Hi Heidi. Ed is waiting for final approval from the CAO. Otherwise the package is ready to submit to our policy team. Ed, please confirm if you got that approval today?

Best regards,

Dawn M. Soper, Director
Real Estate Development Division

Miami-Dade County Internal Services Department
111 NW 1 Street, 23rd Floor
Miami, FL 33128
Office: 305-375-4402
dawn.soper@miamidade.gov

All Lobbyists must register prior to any meeting with County Personnel. Register at: Clerk of the Board, 111 NW 1st Street, 17th Floor. Contact Person: Claude Francis at 305-375-5137. Please consider the environment before printing this email. Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Sent: Wednesday, January 31, 2024 4:56 PM
To: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: RE: [EXT] Re: [EXT] Application for 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

Hi Dawn,

Is there any update on this on your end?

Also, are you also involved in our request for the site at Folio: 33-5028-005-1920

Thanks!
Heidi

Heidi Siegel, AICP
Community and Economic Development Director
hsiegel@palmettobay-fl.gov
(305) 259-1276

From: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Sent: Thursday, November 9, 2023 6:07 PM
To: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: [EXT] Re: [EXT] Application for 33-5023-009-0120

You don't often get email from dawn.soper@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Perfect, thank you for the verification & additional information. We will include the relevant information in our item to the Board and retain the other for back-up as needed.

Have a good evening,

Best,

Dawn M. Soper
Director, P3 & Property Development
Miami Dade County Internal Services Department
111 NW 1 Street, 24th Floor
Miami, FL 33128
(305) 375-4402

From: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Sent: Thursday, November 9, 2023 1:50 PM
To: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Subject: RE: [EXT] Application for 33-5023-009-0120

EMAIL RECEIVED FROM EXTERNAL SOURCE

This looks fine. The resolution was approved 1/9/2023. I have requested the Village Clerk fix the date missing issue. Here is the undated one: https://www.palmettobay-fl.gov/DocumentCenter/View/16801/Resolution-2023-0

Thanks! Looking forward to working with you.

Heidi Siegel, AICP
Community and Economic Development Director
hsiegel@palmettobay-fl.gov
(305) 259-1276

From: Soper, Dawn (ISD) <Dawn.Soper@miamidade.gov>
Sent: Thursday, November 9, 2023 12:30 PM
To: Heidi Siegel <hsiegel@palmettobay-fl.gov>
Cc: Borges, Daniel (ISD) <daniel.borges@miamidade.gov>; Hernandez, Eduardo (ISD)

<Eduardo.Hernandez3@miamidade.gov>
Subject: [EXT] Application for 33-5023-009-0120

> You don't often get email from dawn.soper@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good afternoon Heidi,
Thank you for the call. It was great to touch base on this project and the remaining path forward on the Village's application for the property. Can you please confirm if the following statement is accurate for the County to reference in its Mayor's memorandum to the Board as part of the item?

"The Village will be allocating $1.1 million from its fund balance (reserves) for the development of the park once the conveyance is completed. "

The Village's resolution 2023-01 approving the acquisition is _____. (please provide dated copy if possible).

For our file purposes:
The petition from the neighbors against the Village's acquisition of the property for park purposes was received after the Council had taken action and made the decision to pursue the acquisition of the property, and no further action was brought forward by the Council in reference to same.

Call or write anytime if you should need.

Best,

Dawn M. Soper
Director, P3 & Property Development
Miami Dade County Internal Services Department
111 NW 1 Street, 24th Floor
Miami, FL 33128
(305) 375-4402

Missy Arocha

From: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Sent: Thursday, February 29, 2024 3:56 PM
To: Missy Arocha; Nick Marano
Cc: Melissa Dodge
Subject: [EXT] RE: Clarifying Resolution of February 5 (item 14K)

You don't often get email from eduardo.hernandez3@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Thank you Ms. Arocha. Much appreciate.

Respectfully,

Ed Hernandez
Real Estate Advisor
Miami-Dade County
ISD Real Estate Development Division
111 Northwest First Street | 23rd Floor | Miami, Florida 33128
O: 305-375-2844
C: 305-510-8845
E: Eduardo.hernandez3@miamidade.gov
How can ISD serve you better? Give us your feedback here!

From: Missy Arocha <marocha@palmettobay-fl.gov>
Sent: Tuesday, February 13, 2024 5:03 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>; Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Cc: Melissa Dodge <mdodge@palmettobay-fl.gov>; Missy Arocha <marocha@palmettobay-fl.gov>
Subject: RE: Clarifying Resolution of February 5 (item 14K)
Importance: High

EMAIL RECEIVED FROM EXTERNAL SOURCE
Good afternoon, Mr. Hernandez.

For your records, attached please find fully executed **Resolution 2024-16** relating to Village pocket park, also known as item 14K from the February 5, 2024, Regular Council Meeting.

If you require a certified copy of the Resolution, please reply to this email with the mailing address to which the document can be mailed.

Respectfully,

Missy Arocha, MPA
Village Clerk / Passport Acceptance Facility Manager
Village of Palmetto Bay

From: Nick Marano nmarano@palmettobay-fl.gov
Sent: Tuesday, February 13, 2024 3:59 PM
To: Missy Arocha marocha@palmettobay-fl.gov
Subject: FW: [EXT] Clarifying Resolution of February 5 (item 14K)

Missy, do we have a signed version of the Pocket Park Resolution? Thanks, Nick

From: Hernandez, Eduardo (ISD) <Eduardo.Hernandez3@miamidade.gov>
Sent: Tuesday, February 13, 2024 2:07 PM
To: Nick Marano <nmarano@palmettobay-fl.gov>
Subject: [EXT] Clarifying Resolution of February 5 (item 14K)

> You don't often get email from eduardo.hernandez3@miamidade.gov. Learn why this is important

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Good afternoon Mr. Manager, I hope this email finds you well. Just following with you on the resolution. Do you have a clerk certified copy?

Respectfully,

Ed Hernandez
Real Estate Advisor
Miami-Dade County

ISD Real Estate Development Division
111 Northwest First Street | 23rd Floor | Miami, Florida 33128
O: 305-375-2844
C: 305-510-8845
E: Eduardo.hernandez3@miamidade.gov
How can ISD serve you better? Give us your feedback here!

DocuSign Envelope ID: 6FAC4781-6770-48B3-9BC9-30A6C3490E1C

RESOLUTION NO. 2024-16

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, RELATING TO THE ACQUISITION OF LAND; AUTHORIZING THE VILLAGE MANAGER TO EXPEND THE AMOUNT OF FOURTEEN THOUSAND ($14,000) DOLLARS TO PURCHASE LAND FOR A VILLAGE POCKET PARK AND TO COORDINATE WITH THE COUNTY FOR THE PURCHASE IN ACCORDANCNE WITH COUNTY IMPLEMENTING ORDER 8-4; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Village Manager, Nick Marano)*

WHEREAS, the Mayor and Village Council, by passing Resolution No. 2023-01, authorized the Village Manager to coordinate with Miami-Dade County to acquire land located in the Village suitable for public uses, including pocket parks; and

WHEREAS, vacant land of approximately 101,059 square feet, carrying folio number 33-5023-009-0120, located south of SW 140th Street (the "Site"), has been identified as a suitable location for a Village Pocket Park; and

WHEREAS, on December 28, 2022, the Village received a certified letter from the Miami-Dade County Real Estate Development Division, notifying the Village of a possible sale of the Site and asked if the Village is interested in acquiring the Site; and

WHEREAS, the Village expressed interest in acquiring the Site for the purpose of using it as a Village Pocket Park, having previously been identified as a potential Pocket Park during the development of the Village's Park Master Plan; and

WHEREAS, as part of the Parks Master Plan process, the Village conducted an extensive Community Survey in which Smaller Neighborhood Parks, Natural Parks and Preserves and Walking Trails as scored highly; and

WHEREAS, the Village Council has consistently declared its preference for and desire to acquire additional land for Pocket Parks.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

Section 1. That the above recitals are incorporated as if set forth in full.

Section 2. The Village Manager is authorized to expend the amount of fourteen thousand ($14,000) and directed to take all actions necessary to coordinate the County for the acquisition of the Site, which legal description is attached as Exhibit "A".

Section 3. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 5th day of February, 2024.

Attest:

DocuSigned by
Missy Arocha
35EDC31EE8C48C...

Missy Arocha
Village Clerk

DocuSigned by
Karyn Cunningham
35B93CD2D9CB470...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

DocuSigned by
John C. Dellagloria, Esq.
0D0A0D709243466...

John C. Dellagloria
Village Attorney

DocuSign Envelope ID: 6FAC4781-6770-48B3-9BC9-30A6C3490E1C

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	NO
Council Member Steve Cody	YES
Council Member Marsha Matson	NO
Vice-Mayor Leanne Tellam	YES
Mayor Karyn Cunningham	YES

MEMORANDUM

CIOIC
Substitute to
Agenda Item No. 2(A)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 12, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus a County-owned property located south of 7450 SW 140 Drive, Palmetto Bay, Florida ("Property"); authorizing the private sale of the Property to an adjacent property owner for no less than a minimum bid of $14,000.00 pursuant to Florida Statutes section 125.35(2); authorizing the County Mayor to take all actions necessary to accomplish the sale of the Property; and authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose

This substitute differs from the original item in that it includes additional descriptions of the property in Exhibit A, and includes additional facts in the whereas clauses regarding the property.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.

Geri Bonzon-Keenan
County Attorney

GBK/ks

MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: April 2, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS A COUNTY-OWNED PROPERTY LOCATED SOUTH OF 7450 SW 140 DRIVE, PALMETTO BAY, FLORIDA ("PROPERTY"); AUTHORIZING THE PRIVATE SALE OF THE PROPERTY TO AN ADJACENT PROPERTY OWNER FOR NO LESS THAN A MINIMUM BID OF $14,000.00 PURSUANT TO FLORIDA STATUTES SECTION 125.35(2); AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF THE PROPERTY; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, the County owns a parcel of vacant land located south of 7450 SW 140th Drive, Palmetto Bay, Florida, Folio No. 33-5023-009-0120, as depicted in >>Composite<<[1] Exhibit "A" attached hereto (the "Property"); and

>>**WHEREAS,** as shown in Composite Exhibit A, the Property is encumbered with an FPL easement throughout the Property, and voltage powerlines have been constructed across the Property; and

WHEREAS, FPL, which holds the easement, has the ability to utilize the Property for current and future utility needs and uses; and<<

WHEREAS, pursuant to Implementing Order 8-4, the Property was circulated to all County departments for possible use, and it has been determined that no County departments have a need for the Property, and that it can therefore be declared as surplus; and

[1] The differences between the substitute and the original item are indicated as follows: Words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< are added.

WHEREAS, the property owners adjacent to the Property have expressed an interest in purchasing the Property; and

>>**WHEREAS,** the property owners in the general area and abutting the Property have expressed opposition to a general public park use; and

WHEREAS, the Property would not be appropriate for park uses open to the general public due to its location and condition, as it: (i) abuts the back yards of the neighbors who oppose park use; (ii) has insufficient parking and access; (iii) is encumbered by extensive powerlines traversing across the Property; and (iv) has the potential for additional utility uses by FPL; and<<

WHEREAS, administration has performed due diligence and has confirmed that[[~~—: 1)~~]] no obstacles or impediments were found that would prohibit the conveyance of the Property [[~~;~~]] >>,<<and [[~~2~~]]>>that<< the Property is non-buildable due to the FPL easement; and

WHEREAS, the value of the Property as set forth in the Miami-Dade County Property Appraiser's website as of 2023 is $13,920.00; and

WHEREAS, this Board finds that [[~~notwithstanding the restrictions on developability~~]] >>(i) the Property is of insufficient size and shape to be issued a building permit due to the lack of buildable square footage because the Property is encumbered by an FPL easement and powerlines, and (ii) the value of the Property is less than $15,000.00 as determined by the Miami-Dade County Property Appraiser; and

WHEREAS, due to its location, condition, value, lack of developable size and shape, and due to<< the existence of the FPL easement [[~~,~~]] >>and powerlines, this Board therefore determines that<< the Property [[~~may be~~]] >>is<< of use >>only<< to one or more >>of the<< adjacent property owners; and

WHEREAS, the conveyance of the Property would place the Property back on the tax rolls resulting in the payment of taxes, and additionally, the County would no longer be required to pay for maintenance or upkeep; and

WHEREAS, pursuant to 125.35(2) of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell the Property to an adjacent property owner; and

WHEREAS, this Board seeks to offer the Property for sale to all of the adjacent property owners, pursuant to the disposition process set forth in section 125.35(2) of the Florida Statutes, with a minimum bid amount of $14,000.00, and if more than one adjacent property owner expresses an interest in the Property, to accept sealed bids from such property owners, and to convey the Property to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to section 125.35(2) of the Florida Statutes, this Board hereby: (i) declares the Property surplus; (ii) authorizes the sale to an adjacent property owner for no less than $14,000.00; and (iii) directs the County Mayor or County Mayor's designee to take all actions necessary to accomplish the sale of the Property to the highest bidder among the adjacent property owners and to take all actions necessary to accomplish same, and to appoint staff to monitor compliance with the terms set forth herein.

Section 3. This Board authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for the purposes described herein in substantially the form attached as Exhibit "B."

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins. It was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman
Anthony Rodríguez, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of April, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/11/2024

PROPERTY INFORMATION	
Folio	33-5023-009-0120
Property Address	0 , FL
Owner	MIAMI-DADE COUNTY , GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	101,059.2 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	**2023**	**2022**	**2021**
Land Value	$13,920	$13,920	$31,320
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$13,920	$13,920	$31,320
Assessed Value	$13,920	$13,920	$31,320

TAXABLE VALUE INFORMATION			
Year	**2023**	**2022**	**2021**
COUNTY			
Exemption Value	$13,920	$13,920	$31,320
Taxable Value	$0	$0	$0
SCHOOL BOARD			
Exemption Value	$13,920	$13,920	$31,320
Taxable Value	$0	$0	$0
CITY			
Exemption Value	$13,920	$13,920	$31,320
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$13,920	$13,920	$31,320
Taxable Value	$0	$0	$0

BENEFITS INFORMATION				
Benefit	**Type**	**2023**	**2022**	**2021**
County	Exemption	$13,920	$13,920	$31,320

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
23 55 40 2.32 AC M/L
TANGLEWOOD GARDENS PB 68-66
FLORIDA POWER & LIGHT COMPANY
EASEMENT BLK 2
LOT SIZE 101059 SQUARE FEET

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

68-66 #1

TANGLEWOOD GARDENS

A SUBDIVISION

OF A PORTION OF NW¼ SEC. 23 TWP. 55S RGE. 40E AND A PORTION OF NE¼ SEC. 22 TWP. 55S RGE 40E

DADE COUNTY, FLORIDA

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

That Helen D. Cheren owner and holder by assignment dated June 23, 1959 and recorded under Clerks File No. 59R-12258 of the Public Records of Dade County, Florida, of a portion of that certain mortgage dated June 19, 1959 and recorded under Clerks File No. 59R-12296 (series of the Public Records of Dade County, Florida and encumbering a portion of the above described lands does hereby consent to and join in the foregoing dedication.

In WITNESS WHEREOF: I hereby set my hand and seal this 31st day of July A.D. 1959.

Witnessed by: Jack Fife — Helen D. Cheren (seal)

Marcia Eastman

STATE OF FLORIDA
COUNTY OF DADE } ss.

Before me this day personally appeared Helen D. Cheren, to me well known to be the person described in and who executed the foregoing instrument and who upon being duly sworn acknowledged that she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and Notarial Seal at Miami Florida this 31st day of July 1959.

My Commission expires Dec. 7, 1959

Jack Fife
Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat entitled "TANGLEWOOD GARDENS" is a true and correct representation of the land as recently surveyed and platted under my direction. I also certify that the Permanent Reference Monuments shown here set on the 27th day of July 1959 in accordance with Section 7 Chapter 10275 (No 253) Laws of the State of Florida.

Harold A. Schuler Jr
Harold A. Schuler, Jr
Registered Land Surveyor No 840
State of Florida

This Plat was approved by Dade County, Florida, Planning, Zoning and Building Department, this 22nd day of Sept 1959

By R. E. Cooke Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution No. 3994 passed and adopted by the Board of Commissioners of Dade County, County Florida this 6 day of OCTOBER A.D. 1959.

Attest: E.B. Leatherman
Clerk of the Circuit Court

Approved Jack Pierson County Engineer — by Edward F. Dickson Deputy Clerk — Signed [illegible] Chairman

Filed for Record this 6 day of October A.D. 1959 at 3:57 PM in Book 68 of Plats at Page 66 of the Public Records of Dade County Florida. This Plat complies with the Provisions of the Laws of State of Florida and Ordinance No 57-30 of Board of County Commissioners of Dade County, Florida.

E.B. Leatherman
Clerk of the Circuit Court
By Eastern Abernathy Deputy Clerk

The Drainage Easement as shown is reserved for the installation and maintenance of Drainage Facilities only.

The Canal Maintenance Easements as shown are provided for Canal maintenance only. The entire area of land below approved street grades is to be filled to elevations at above approved street grades as shown on sheet 2.

KNOW ALL MEN BY THESE PRESENTS:

That Mann Land Developers, Inc., a Florida Corporation have caused to be made the attached plat of "TANGLEWOOD GARDENS" the same being a subdivision of the North ½ of the SW¼ of the NW¼ and the NW¼ of the SE¼ of the NW¼ of Section 23, Township 55 South, Range 40 East and the North ½ of the NE¼ of the SE¼ of the NE¼ of Section 22 Township 55 South, Range 40 East and the SE¼ of the NE¼ of the NW¼ and the NE¼ of the SE¼ of the NW¼ and the SE¼ of the SW¼ of the NE¼ of the NW¼ of Section 23 Township 55 South Range 40 East all being and lying in Dade County, Florida.

The Streets, Avenues, Courts, Terraces and Canal shown hereon together with all existing and future planting trees and shrubbery thereon are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to themselves, their successors and assigns the reversion or reversions thereof whenever discontinued by law.

No lot as shown on this plat shall be resubdivided unless both portions of said lot are used to increase the size of the adjacent lots as platted. No individual wells will be permitted on any lot within this subdivision except for irrigation, air conditioners and swimming pools. The septic tank and drainfield in Block 3, Lot 5 and all adjacent septic tanks and drainfields in this area shall be located a minimum distance of 100' from the proposed water supply well that is to be placed in the Florida Power and Light Easement reserved in the Northeast corner of Block 3.

The Dade County, Florida, Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed. The Easements as indicated by dashed lines on the attached Plat are for the installation and maintenance of Public Utilities.

In Witness Whereof: Mann Land Developers Inc. has caused these presents to be signed in its corporate name by its president, its corporate seal to be here to affixed and attested by its Secretary this 31st Day of July A.D. 1959.

Witnessed by Harold A. Schuler — MANN LAND DEVELOPERS, INC.

Philip A. Mann — Philip A. Mann — Leonard O. Weinstein — Leonard O. Weinstein President

STATE OF FLORIDA
COUNTY OF DADE

Before me this day personally appeared Philip A. Mann and Leonard O. Weinstein President and Secretary respectively of Mann Land Developers Inc., a Florida Corporation, to me well known to be the persons described in and who executed the same freely and voluntarily as officers of said corporation: that they affixed thereto the official seal of said corporation by and with the authority of the Board of Directors of said corporation and that it is the free and voluntary act and deed of said corporation.

Witness my hand and official seal of Miami, Florida this 1st day of July A.D. 1959.

My Commission expires Oct 21, 1962

Judey Blaunt
Notary Public
State of Florida

Notary Public, State of Florida at Large
My Commission Expires Oct. 21, 1962
Bonded by American Surety Co. of N.Y.

KNOW ALL MEN BY THESE PRESENTS:

That R.T. Mitchell and Lillian L. Mitchell, his wife, Charles E. Mitchell and Mary Mitchell, his wife, owners and holders of a portion of that certain mortgage, dated June 19, 1959 and recorded under Clerks File No. 59R-12587 of the Public Records of Dade County, Florida, and encumbering a portion of the above described lands do hereby consent to and join in the aforementioned dedication.

In WITNESS WHEREOF: We have hereunto set our hands and seals this 21st day of July A.D. 1959.

Witnessed by: R.P. Bard — R.T. Mitchell (Seal) — Lillian L. Mitchell (Seal)

H. R. Davis

Harold A. Schuler — Charles E. Mitchell (Seal) — Mary Mitchell (Seal)

Charles E. Mitchell — Mary Mitchell

STATE OF North Carolina
COUNTY OF Buncombe } ss

Before me this day personally appeared R.T. Mitchell and Lillian L. Mitchell, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and Notarial Seal at Hendersonville, North Carolina, this 21 day of July A.D. 1959.

My Commission expires — — —

Notary Public State of North Carolina

STATE OF FLORIDA
COUNTY OF DADE } ss

Before me this day personally appeared Charles E. Mitchell and Mary Mitchell, his wife, to me well known to be the persons described in and who executed the foregoing instrument and who upon being duly sworn acknowledged that they executed the same freely and voluntarily for the purpose therein expressed.

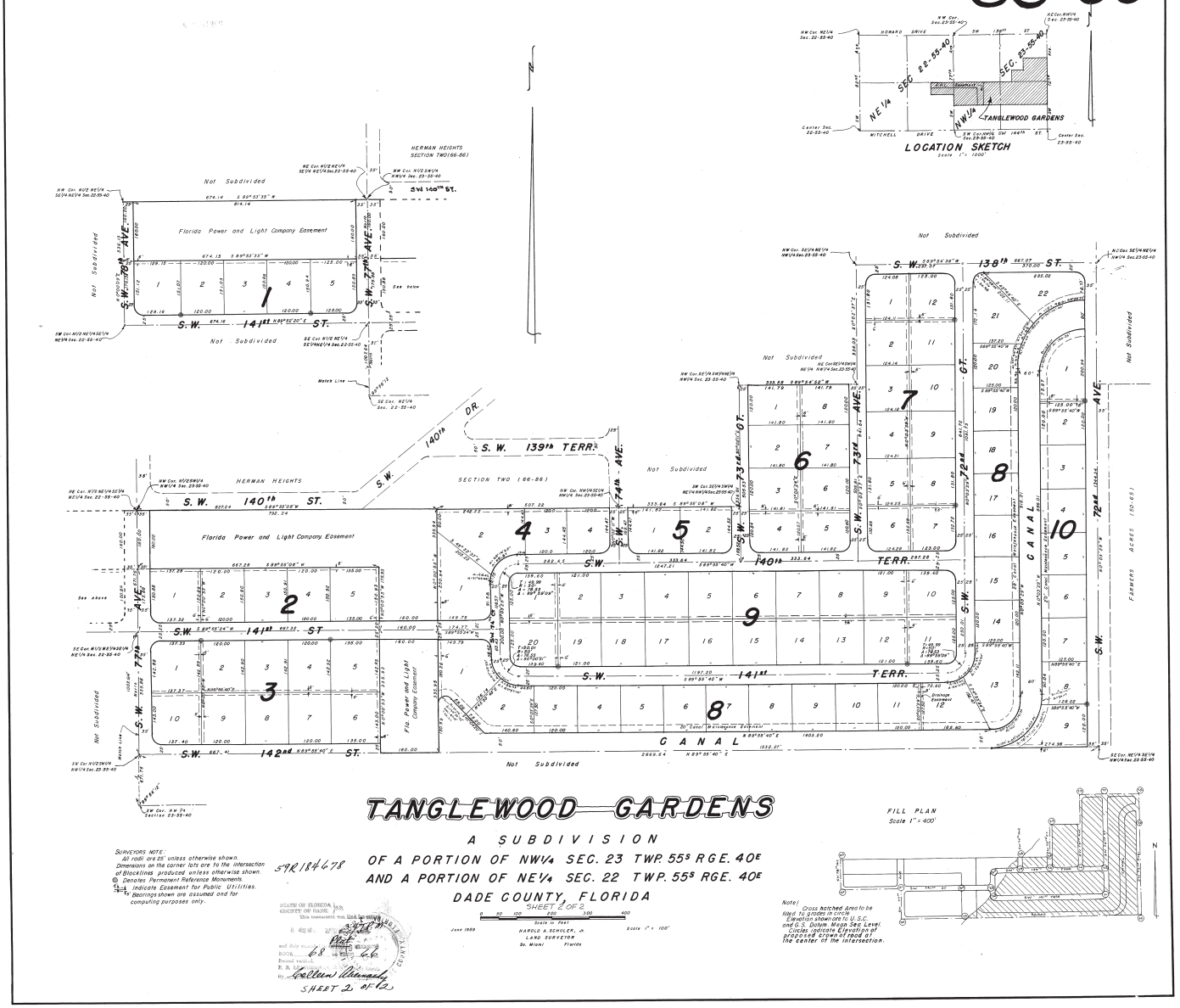
WITNESS my hand and Notarial Seal at Ste. Miami, Florida, this 27th day of July A.D. 1959.

My Commission expires

Notary Public, State of Florida at Large
My Commission Expires Oct. 21, 1962
Bonded by American Surety Co. of N.Y.

Joseph F. Dinnegwell
Notary Public State of Florida

68-66 *2



TANGLEWOOD GARDENS

A SUBDIVISION
OF A PORTION OF NW¼ SEC. 23 TWP. 55S RGE. 40E
AND A PORTION OF NE¼ SEC. 22 TWP. 55S RGE. 40E
DADE COUNTY, FLORIDA

SHEET 2 OF 2

Scale in Feet
0 50 100 200 300 400
Scale 1" = 100'

June 1959

HAROLD A. SCHOLES, Jr.
LAND SURVEYOR
So. Miami Florida

SURVEYORS NOTE:
All roads are 25' unless otherwise shown.
Dimensions on the corner lots are to the intersection of Blocklines produced unless otherwise shown.
⊙ Denotes Permanent Reference Monuments.
Indicate Easement for Public Utilities.
Bearings shown are assumed and for computing purposes only.

57R184678

STATE OF FLORIDA, } ss.
COUNTY OF DADE, }
This instrument was filed for record
A.D. 19 68 at 4:46 P.M.
and duly recorded in Plat
BOOK 68 PAGE 66
Ruth Rowe, COUNTY
By Colleen Kennedy D.C.

SHEET 2 OF 2

FILL PLAN
Scale 1" = 400'

Note! Cross hatched Area to be filled to grades shown on Elevation Datum Mean Sea Level, Grades indicate Elevation of proposed crown of road at the center of the intersection.

Exhibit "B"

Instrument prepared by:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 NW 1 Street, 23rd Floor
Miami, Florida 33128-1907

Folio No.: 33-5023-009-0120

COUNTY DEED

THIS COUNTY DEED, made this_____day of_____, 20____ by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, and the_____, (hereinafter "Grantee"), whose address is _____.

WITNESSETH that the County, for and in consideration of the sum of _____ ($1_____) to it in hand paid by Grantee, receipt whereof is hereby acknowledged has granted, bargained and sold to _____, its successors and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

TANGLEWOOD GARDENS FLORIDA POWER AND LIGHT COMPANY EASEMENT BLOCK 2, according to the Plat thereof, as recorded in Plat Book 68, at Page 66, of the Public Records of Miami-Dade County, Florida.

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and all other matters of record, and taxes for the year of closing and subsequent years.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

Exhibit "B"

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN,
CLERK OF THE COURT

By: _____
Deputy Clerk

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Oliver G. Gilbert III, Chairman

Approved for legal sufficiency.

_____
Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____day of _____, 20____.

The Florida Senate

2021 Florida Statutes (Including 2021B Session)

Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	Chapter 125 COUNTY GOVERNMENT Entire Chapter	**SECTION 35** **County authorized to sell real and personal property and to lease real property.**

125.35 County authorized to sell real and personal property and to lease real property.—

(1)(a) The board of county commissioners is expressly authorized to sell and convey any real or personal property, and to lease real property, belonging to the county, whenever the board determines that it is to the best interest of the county to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.

(b) Notwithstanding paragraph (a), under terms and conditions negotiated by the board, the board of county commissioners may:

1. Negotiate the lease of an airport or seaport facility;

2. Modify or extend an existing lease of real property for an additional term not to exceed 25 years, where the improved value of the lease has an appraised value in excess of $20 million; or

3. Lease a professional sports franchise facility financed by revenues received pursuant to s. 125.0104 or s. 212.20 which may include commercial development that is ancillary to the sports facility if the ancillary development property is part of or contiguous to the professional sports franchise facility. The board's authority to lease the above described ancillary commercial development in conjunction with a professional sports franchise facility lease applies only if at the time the board leases the ancillary commercial development, the professional sports franchise facility lease has been in effect for at least 10 years and such lease has at least an additional 10 years remaining in the lease term.

(c) No sale of any real property shall be made unless notice thereof is published once a week for at least 2 weeks in some newspaper of general circulation published in the county, calling for bids for the purchase of the real estate so advertised to be sold. In the case of a sale, the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted, unless the board of county commissioners rejects all bids because they are too low. The board of county commissioners may require a deposit to be made or a surety bond to be given, in such form or in such amount as the board determines, with each bid submitted.

(2) When the board of county commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property or when the board of county commissioners finds that the value of a parcel of real property is $15,000 or less, as determined by a fee appraiser designated by the board or as determined by the county property appraiser, and when, due to the size, shape, location, and value of the parcel, it is determined by the board that the parcel is of use only to one or more adjacent property owners, the board may effect a private sale of the parcel. The board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, if, within 10 working days after receiving such mailed notice, two or more owners of adjacent property notify the board of their desire to purchase the parcel, the board shall accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers.

(3) As an alternative to subsections (1) and (2), the board of county commissioners may by ordinance prescribe disposition standards and procedures to be used by the county in selling and conveying any real or personal property and in leasing real property owned by the county. The standards and procedures must provide at a minimum for:

(a) Establishment of competition and qualification standards upon which disposition will be determined.

(b) Reasonable public notice of the intent to consider disposition of county property and the availability of copies of the standards. Reasonableness of the notice is to be determined by the efficacy and efficiency of the means of communication used.

(c) Identification of the form and manner by which an interested person may acquire county property.

(d) Types of negotiation procedures applicable to the selection of a person to whom county properties may be disposed.

(e) The manner in which interested persons will be notified of the board's intent to consider final action at a regular meeting of the board on the disposition of a property and the time and manner for making objections.

(f) Adherence in the disposition of real property to the governing comprehensive plan and zoning ordinances.

History.—s. 1, ch. 23829, 1947; s. 1, ch. 70-388; s. 1, ch. 77-475; s. 1, ch. 81-87; s. 1, ch. 83-100; s. 1, ch. 86-105; s. 2, ch. 89-103; s. 2, ch. 95-416; ss. 1, 2, ch. 99-190; s. 1, ch. 2001-252; ss. 56, 79, ch. 2002-402; s. 8, ch. 2013-213.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

Copyright © 2000- 2024 State of Florida.





VILLAGE OF PALMETTO BAY

VILLAGEWIDE PARKS MASTER PLAN

PALMETTO BAY, FLORIDA

SUMMER 2023

PREPARED BY:

ACKNOWLEDGMENTS

PREPARED FOR:

PREPARED BY:

VILLAGE OF PALMETTO BAY

MAYOR

KARYN CUNNINGHAM

VICE-MAYOR

LEANNE TELLAM

COUNCIL MEMBER

PATRICK FIORE

COUNCIL MEMBER

STEVE CODY

COUNCIL MEMBER

MARSHA MATSON

VILLAGE MANAGER

NICK MARANO

DIRECTOR OF PARKS AND RECREATION DEPARTMENT

FANNY CARMONA

TABLE OF CONTENTS

1 INTRODUCTION 7
2 MASTER PLAN DEVELOPMENT 17
3 URBAN CONTEXT 55
4 EXISTING PARKS CONDITIONS 63
5 NEEDS ASSESSMENT 97
6 RECREATION SERVICES AND MANAGEMENT ASSESSMENT 127
7 RECREATION PROGRAMS AND SERVICES RECOMMENDATIONS 141
8 DESIGN PRINCIPLES 153

1

INTRODUCTION

This page was intentionally left blank.



I. I INTRODUCTION

In 2022, the Village of Palmetto Bay (Village) embarked on the creation of a comprehensive Villagewide Parks and Recreation Master Plan (Plan) to address latent community park and recreation needs and provide the professional framework to improve public recreation and leisure facilities throughout the Village.

The professional team (Team) selected to prepare the Plan was led by Bermello Ajamil & Partners (BA) as the prime consultant. Assisting BA with the development of the detailed plan was Ballard King & Associates (B*K), ETC Institute (ETC), and the Bosch Group (TBG). This document outlines the process utilized to arrive at the Plan and its proposed recommendations.

There are many benefits to creating a Villagewide Parks and Recreation Master Plan. Improvements to the Village's recreation offerings foster the betterment of its children, teens, adults, and seniors. Cross-generational parks and community centers help bring together all age groups and build a sense of place and community.

These master plans are intended to be a community-driven, user-oriented process guided by the professional team's research, analysis, and the collaborative support of Village staff. The process identifies recreation needs, evaluates the available program and physical facility resources, proposes changes and improvements to programs and facilities to meet these needs, and defines a path to implement and finance the future improvements of the full park system.

The process is a highly collaborative one shared amongst the government entity, the community, and the professional team.

The Plan is intended to provide a road map for improving the Village's park and recreation system, with particular emphasis on physical improvements of existing facilities that require updating and expansion. The Plan is a living document that may be improved, elaborated, and amended as conditions vary over time, new influences occur, and more detail is developed for specific park design and their future construction.

The Villagewide Parks and Recreation Master Plan provides an evaluation of existing park conditions, Villagewide and neighborhood park needs, park and recreation development policies, programs, and specific park design where required. As a community-driven plan, it places special emphasis on the identification of neighborhood-specific and Villagewide recreational needs through participation and input from Village residents, elected officials, administration, and parks and recreation staff. Its content reflects the findings of community forums convened to gather citizen preferences and priorities for improving recreation facilities and program offerings along both short- and long-term horizons.

The Plan serves as the basis for future investments in parks and recreation facilities and programs. It supports the pursuit of recreation grant applications and provides a potential capital investment path for implementing the proposed park improvements. These include varied funding sources and future bond referendums.

GOALS

The Plan is comprised of three overarching thematic goals:

- Improve the Villagewide system of park and recreation amenities to meet the needs of the citizens of the Village of Palmetto Bay
- Provide improvements that enhance the quality of life of all citizens
- Improve the neighborhoods through investments in the Village's park system

OBJECTIVES

The following specific guiding objectives were established to meet the Plan's goals:

- Identify perceived and real community recreation needs
- Maximize to the greatest extent possible, the use of available recreation lands and facilities resources
- Provide multi-use fields and multi-use spaces in buildings to meet the cross-generational needs of the Palmetto Bay Community
- Provide for the rational and equitable distribution of recreational facilities throughout Palmetto Bay and improve accessibility to said facilities
- Plan park and recreation investments to create the most significant benefit for all citizens of Palmetto Bay while limiting duplication of high-maintenance facilities

I. 2 PLANNING PROCESS

The Planning Process was organized into seven principle tasks, encompassing the following:

INITIAL TARGETED COMMUNITY OUTREACH

The process began with an Initial Targeted Community Outreach campaign to present the process and the Team in a more informal venue, while obtaining the initial pulse of the community. One-on-one meetings with elected officials, stakeholders, community leaders, and Village-staff were conducted to understand the community in the initial stages of project development, including the major issues and opportunities for improvement of the park system.

INVENTORY AND ASSESSMENT

The Inventory and Assessment began with a high-level, thorough understanding of existing conditions, including the identification of issues and the opportunities that present to improve the park system. The Team evaluated park system resources, including physical park conditions, recreation programs and services, their delivery, as well as an assessment of existing funding sources.

NEEDS ASSESSMENT

The Needs Assessment was comprised of a comprehensive analysis of the existing parks and recreation system. A statistically valid community recreation survey (the Survey) was carried out to help identify recreation and open space needs, both latent and actual. The Survey identified public interests, desires, expectations, and priorities for the future, including the public's willingness to fund expanded programs and services. The ETC Institute, a nationally recognized firm in this field, administered the survey and evaluated its findings. One of the Survey highlights is the Priority Investment Rating (PIR), which identifies the facilities and recreation programs that residents rank as the highest priority for investment. Through a demographic analysis, the Team evaluated the community's composition and identified the distribution of parks and community access to these recreation facilities. Lastly, the Team evaluated any regulatory requirements for recreation Levels-of-Service (LOS) and their relationship to the community, including community recreation trends and preferences.



SUMMARY OF ISSUES AND OPPORTUNITIES

Upon completion of the first three principle tasks, the Team organized the findings in a Summary of Issues and Opportunities to be considered to improve the park system. The purpose was to ensure buy-in on the issues and opportunities to be addressed. At this juncture, the Team conducted the first community outreach meeting. Through discussions with the Village of Palmetto Bay Parks and Recreation Department, it was determined that three separate meetings would be held across different sectors of the Village to maximize participation.

MASTER PLAN DEVELOPMENT

The Master Plan Development Phase included formulating physical improvements, recommending new recreation programs or program changes, and other improvements identified through the analysis. The Team closely considered capital and operation costs to avoid false expectations. The Team worked intimately with the Village of Palmetto Bay Parks and Recreation Staff. Upon development of this task, the second community outreach meeting was conducted. In this meeting, the Team presented the proposed improvements and obtained community input. With valid community comments, and through consultations with Village Officials and Staff, a consensus was arrived at for the proposed master plan improvements.

IMPLEMENTATION PLAN

Without an Implementation Plan, the master plan would be a shelve-bound document. As the master plan moves forward, the Village shall establish the priorities in implementing the recommendations. For more detailed information refer to Chapter 6 for recommendations to improve the delivery of recreation programs and services. In addition, refer to Chapter 7 for the recommendations to improve each park facility and funding sources for these improvements.

MASTER PLAN DOCUMENT

A comprehensive document guides the future processes and provides documentation for potential future funding solicitations. Finally, once all the master plan elements were accepted, the Team prepared the Master Plan Document to record the process, findings, recommendations, formulated designs, and implementation. At the conclusion of the report, the Team presented the complete master plan to the Village Council for adoption. This presentation concluded the master plan's long collaborative effort.

The master plan is a living document that may be revised or expanded as time progresses. BA and the sub-consultant team will be available to assist the Village in implementing the master plan. Once adopted, a new process will begin for the Village of Palmetto Bay, implementing the recommendations.

1. 3 COMMUNITY DRIVEN PUBLIC OUTREACH

The planning process was deliberately framed around the organized collection of community input and comments through area-specific



community/neighborhood outreach campaigns, meetings and Village Council workshops. Three major outreach efforts guided the development of the master plan.

- A statistically valid community survey performed by ETC Institute was distributed to collect a Villagewide perspective on community needs and preferences.
- To maximize community participation workshops were held at Palmer Trinity School, during the evening hours. These meetings were held to obtain community-specific input on recreation facilities/program needs, concerns, and aspirations.
- Village Council workshops were conducted to obtain elected official input to address sector-specific and Villagewide recreational issues and investments. The Village Council workshops were geared to gather input from all sectors and areas of the community and to provide a forum for active discussions with elected officials and Village staff.

Following is a list of elected officials, community workshops/meetings, and public workshops held during the project process:

- **Village of Palmetto Bay Tree Board Meeting (08/18/2022):** The Team conducted an interactive workshop with the Tree Board to discuss issues/opportunities for the future of the parks, and receive input.
- **Village Council One-On-One Meetings (Various):** One-on-one meetings were held between the Team and various Village-staff and other elected-officials. The purpose of these meetings served to provide a check-in on the process, gain focused input and provide updates.
- **Community Workshop Meeting No. 1 (09/30/2022)** The first meeting occurred at the conclusion of the summary of issues and opportunities task. The Team presented and obtained input on the research and the issues and opportunities identified for individual parks within the overall park system.
- **Community Workshop Meeting No. 2 (12/08/2022):** The second meeting occurred once the master plan development options were fully conceived and vetted with staff. The primary intent of the meeting was to obtain buy-in on the preferred concept plans at this meeting.
- **Village Council One-on-One Meetings (Various):** These meetings were held following the second community workshop to review and discuss input received and the proposed improvements for the master plan.
- **Village Council Presentation Meeting No. 3:** The third meeting occurred at the end of the implementation plan task. At this meeting, the Team presented the final master plan. The master plan process was concluded with a final presentation to elected officials for adoption.

Each public workshop was duly advertised to the public for maximum participation

Community driven public engagement outreach shall not end at the Plan's adoption. This coordination shall continue as individual parks are contemplated for design and implementation. Prior to any significant milestone updates, community participation shall be solicited to confirm that the final venue reflect the needs and aspirations of the immediate community and the residents of the Village.

I. 4 MASTER PLAN SUPPORTING DOCUMENTS

Village of Palmetto Bay Comprehensive Plan

The adopted (February 2015) Village of Palmetto Bay Comprehensive Plan's "Element No. 7- Recreation and Open Space (ROS)" defines long-term goals, objectives, and policies for the Village parks and recreation system. Goal 7, the guiding goal, states that the Village will "Provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, Businesses, and Visitors."

Under this overarching goal, Objective 7.1, "Parks and Recreational System Needs," states that the Village will "Maintain and enhance Village parks and open space lands and facilities consistent with the adopted level-of-service (LOS) standard." Refer to Chapter 5. 4 for additional details.

Adopted Village Resolutions

Over the course of 2019-2020, a series of public meetings were held in the Village to ascertain public input from citizen's regarding proposed revisions to several of the Village's parks' facilities. Subsequently, the Mayor and Village Council approved by resolution individual master plans for the parks, with item-by-item recommendations for improvements. The resolution and recommendations are provided:

- **Resolution No. 2019-48 Coral Reef Park Master Plan**
- **Resolution No. 2019-104 Palmetto Bay Park Master Plan**
- **Resolution No. 2019-149 Thalatta Estate Park Master Plan**
- **Resolution No. 2020-26 Ludovici Park Master Plan**
- **Resolution No. 2020-27 Perrine Wayside Dog Park Master Plan**

I. 5 REPORT ORGANIZATION

This document is organized into eight chapters that follow the master plan process, approach, and methodology. The chapters are presented as follows:

CHAPTER I: INTRODUCTION

This chapter is comprised of a statement of the purpose and intent of the master plan and its overall goals and objectives; the public outreach process; the planning process; master plan supporting documents; and report organization.

CHAPTER 2: MASTER PLAN DEVELOPMENT

This chapter includes a summary of proposed physical improvements to the Village's parks and proposed design concepts for some of the individual park facilities.

CHAPTER 3: URBAN CONTEXT

This chapter includes a detailed understanding of the form of the Village of Palmetto Bay and its influences on the parks system, the location and service area of each park, and regional and neighboring Village parks accessible to Palmetto Bay residents. The intent of this section is to clarify geographic and physical accessibility to recreational venues.

CHAPTER 4: EXISTING PARK CONDITIONS

Identifying existing park conditions and the needed improvements is a major thrust of the Master Plan. This chapter includes an outline of the design team's visit to each park, including a summary inventory of

each of the Village's parks and recreation facilities. The summary of existing parks and facilities includes a general description of the facility and identifies initial observations by the design team across numerous site visits. Issues and opportunities were identified during these visits, along with preliminary recommendations to improve each facility.

CHAPTER 5: NEEDS ASSESSMENT

This chapter is comprised of the necessary analyses required to establish recreational facility needs:

- Summary of the statistically valid community survey, the Community Interest and Opinion Survey, prepared by the ETC Institute, which presents citizen-identified priority investments;
- A demographic analysis evaluating the effect of population characteristics on recreational demand;
- Level of Service Analysis to define how the Village meets the anticipated park acreage as a function of its population numbers and distribution.

CHAPTER 6: RECREATION SERVICES AND MANAGEMENT ASSESSMENT

This chapter includes an assessment of the existing recreation programs and services, parks, and facilities as well as maintenance and operations of the Parks and Recreation Department.

CHAPTER 7: RECREATION PROGRAMS AND SERVICES RECOMMENDATIONS

This chapter includes a set of recommendations to improve the delivery of parks and recreation programs and services.

CHAPTER 8: DESIGN PRINCIPLES

This chapter includes general guidelines for park facility design excellence to be considered in the future implementation of the master plan's park improvements recommendations.

APPENDIX

The Appendix includes the full documentation and analysis used to formulate the recommendations of this Plan, in their originally presented format. These included the following:

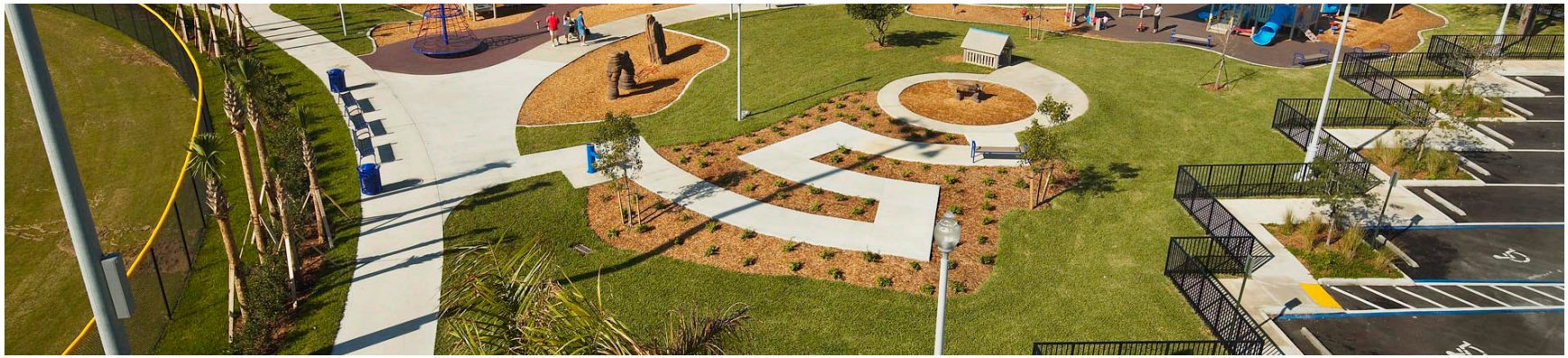
- Adopted Village Resolutions
- Public Workshop #1 Presentation
- Public Workshop #2 Presentation
- Community Interest and Opinion Survey

This page was intentionally left blank.

2

MASTER PLAN DEVELOPMENT

This page was intentionally left blank.



2.1 INTRODUCTION

The Plan serves as a comprehensive guide for the development, management, and improvement of the Village's park and recreation system. This chapter outlines the recommendations for physical improvements to the Village's parks. By incorporating community input, assessing current facilities, and analyzing demographic trends, this chapter provides a roadmap to create more accessible, vibrant, and sustainable parks that cater to diverse user groups. Moving forward, these recommendations will act as an invaluable tool to shape the Village's future, ultimately fostering a healthier, more connected, and engaged community.

2.2 PALMETTO BAY PARK IMPROVEMENTS

RESOLUTION 2019-104 "2019 PALMETTO BAY PARK MASTER PLAN"

The Master Plan incorporates the improvement recommendations of Village Council Resolution 2019-104, passed, and adopted on the July 1st, 2019. The resolution indicates that various improvements "shall be reviewed and considered for approval for incorporation into the Palmetto Bay Park Master Plan on an independent, item-by-item basis, with those approved formally becoming a part of the 2019 Palmetto Bay Park Master Plan". The improvements outlined in Resolution 2019-104 are as follows:

- Splash Pad
- Enhanced Landscaping
- Pine Tree Preserve
- New Walkways
- Sensory Garden
- ADA Restroom
- Expanded Rec. Building
- Labyrinth
- Improved Skate Park
- New Fence
- Expanded Basketball Courts
- Storage

All the Resolution 2019-104 proposed improvements have been addressed and included in the Master Plan for Palmetto Bay Park. The park has been divided into sectors to understand the proposed improvements better. Described are the different improvements that are shown in each figure.

ONE-ACRE SITE PROPOSED VILLAGE OF PALMETTO BAY PICKLEBALL CENTER

The Village-owned one-acre site on Park Boulevard and 179th Street is proposed as the Village of Palmetto Bay Pickle Ball Center (Figure 1). This one-acre parcel is ideal for including a dedicated pickleball facility, a facility lacking at the Village, which will become an attraction for its residents. The pickleball center will have six (6) pickleball courts, a restroom building, and two small pavilions to provide shade and rest areas. The Center will be linked to the Village sidewalk system to allow easy access from the adjacent multifamily buildings, Franjo Road and Village Hall. A pedestrian crossing from the pickleball center to Palmetto Bay Park is proposed. The site has sufficient land area to provide a strip of parking on the west property boundary that will have the capacity for forty-five parking spaces to meet the demand of the pickleball center.



PROPOSED IMPROVEMENTS TO PICKLEBALL CENTER	
	PICKLEBALL CENTER WITH COURTS
	RESTROOM BLDG AND PAVILIONS
	FLEXIBLE PLAZA SPACE
	ENTRANCE FEATURE/DROP-OFF
	LANDSCAPE
	ON-SITE PARKING (+/- 45 SPACES)

TABLE I – *PROPOSED IMPROVEMENTS TO PICKLEBALL CENTER (KEY)*

FIGURE I – *PALMETTO BAY PARK CONCEPT DIAGRAM: PROPOSED PICKLEBALL CENTER*

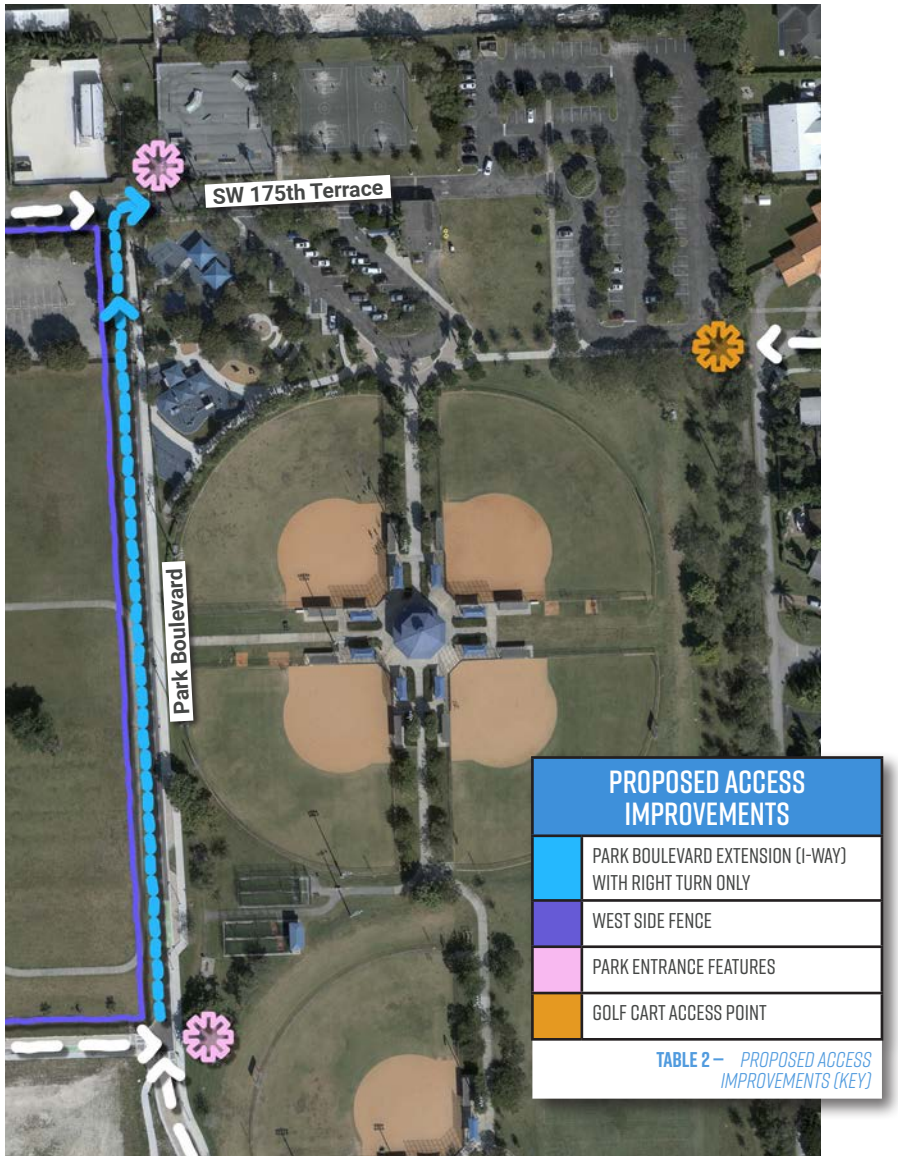


TABLE 2 – *PROPOSED ACCESS IMPROVEMENTS (KEY)*

FIGURE 2 – *PALMETTO BAY PARK CONCEPT DIAGRAM: ACCESS IMPROVEMENTS*

VEHICULAR AND GOLF CART ACCESS IMPROVEMENTS

Park Boulevard: Interior Access Road

Vehicular access to Palmetto Bay Park is only from US 1 onto SW 175th Terrace. This access configuration orients Palmetto Bay Park to US 1 more than a Village-park orientation. There is a need to connect Palmetto Bay Park to the Village's street network. Park Boulevard, although presently only half-constructed, has the potential to connect to SW 175th Terrace and direct access to the park from the Village's internal street network. The Plan proposes the completion of Park Boulevard to SW 175th Terrace (Figure 2).

To address any concerns of Park Boulevard becoming a cut-through street to US 1, the Plan proposes making this street one-way only north and providing a right-turn-only at the intersection of SW 175th Terrace. The following is recommended to accompany these concepts:

- **West Side Fence:** A fence to separate the west side of the street from the adjacent property will be constructed.
- **Entrance Feature at the Intersection of Park Boulevard and SW 178th Street:** An Entrance Feature will make the street part of the park environment and highlight Palmetto Bay Park to residents and visitors.

Golf Cart Access

On the northeast side of the parking area from SW 176th Street is a vehicular and pedestrian access path. Vehicular access is blocked to cars so as not to allow traffic from the park to spill into the adjacent single-family neighborhood. The use of golf carts has become popular in the Village. The Plan proposes reconfiguring the vehicular/pedestrian entrance to allow golf-cart and pedestrian access. This new access point shall permit free flow of emergency vehicles from the neighborhood side.

NORTH-END IMPROVEMENTS

Additional Basketball Court and Improved Skate Park

The following was adopted as part of Resolution 2019-104:

- **Expanded Basketball Courts:** As identified: "Reduce the size of the Skate Park and reconfigure the basketball courts to include an additional basketball court for three (3) basketball courts."
- **Improved Skate Park:** As identified "The skate park is in bad condition and needs to be reconstructed. There is sufficient space to move the skate park closer to the west boundary of the park to allow space for an additional basketball court, as required by Resolution 2019-104.

Illustrated in (Figure 3) the Plan proposes the expansion of the basketball court area into the unprogrammed open space due east. This exapansion permits sufficient space to accommodate three (3) outdoor basketball courts. Shifting and upgrading skate park provides a more efficient design, in addition another basketball court with no expense to the park's limited parking spaces.

Playground/Existing Community Facility Building/Vacant Site Area

The plan recommends that the three (3) following improvements be designed comprehensively as a single, cohesive project. Though designed together, they may be constructed in phases at the Village's discretion. This allows the Village flexibility during implementation, while maintaining a cohesive vision for the future of the entire site. The proposed improvements for the vacant site area, the existing playground, and the proposed splash pad are outlined as follows.

Supported by the Survey and the adopted resolutions, the Plan proposes the following improvements as part of the Park's design:

- **Expanded Recreation Building:** (Figure 3) shows the future construction of a recreation/community facility building. The existing one-room facility shall be demolished to construct this facility, and its use be incorporated into the new building. The new facility may include an indoor gymnasium with a basketball court, supporting facilities, and classroom space for other programs, totalling approximately 14,000 SF.
  - **New Parking Expansion:** Given the need for additional parking in Palmetto Bay Park, it may be possible to expand the surface parking on the eastern side for an increase of 24 new spaces (Figure 14), in the near term, prior to constructing a new facility.
- **Splash Pad:** (Figure 3) shows a splash pad adjacent to the south of the proposed recreation/community facility building. Given State health regulations, a restroom facility must be within one hundred feet of the splash pad. The splash pad would be designed and constructed concurrently with the recreation building, linking to the redesigned and reconstructed playground. This amenity was recommended as part of Resolution 2019-104.
- **ADA Restrooms:** ADA restrooms will be integral to the new recreation/community facility building. Exterior serving ADA restrooms will support the State of Florida restroom requirements for splash pads. This amenity was recommended as part of Resolution 2019-104.
- **New Playground:** The existing playground is nearing the end of its lifespan and showing signs of wear. As part of the Plan improvements, the playground shall be reconstructed with new equipment that is state of the art and challenging for children of all ages and abilities. Space for the new playground should be planned along with the splash pad and new recreation building.



TABLE 3 – *PROPOSED NORTH SIDE IMPROVEMENTS (KEY)*

FIGURE 4 – *NEW PARKING*

FIGURE 3 – *PALMETTO BAY PARK CONCEPT DIAGRAM: NORTH END IMPROVEMENTS*

SOUTH-END IMPROVEMENTS

- **Multi-Purpose Open Space:** The Plan proposes improvements to the open field on the park's east side. The intent of the improvements are to continue utilizing as a flexibly-used open space and play area.
- **Pine Tree Preserve:** The Plan proposes preservation and improvements to the pine tree preserve as indicated in (Figure 5). This amenity was recommended as part of Resolution 2019-104.
- **Labyrinth/Sensory Garden:** (Figure 5) shows a labyrinth/sensory garden on the park's southeast side. A labyrinth should not be confused with a maze. There is visibility in a labyrinth and navigation through its paths. The labyrinth shall be designed with meditation and relaxation and provide a calming artistic expression. Gardens will complement the labyrinth to create a beautiful meditation space. Community engagement should be solicited at the time of the design of the labyrinth/sensory garden. This will be an amenity that can be enjoyed by all age groups. This amenity was recommended as part of Resolution 2019-104.
- **New Dog Park:** (Figure 5) shows a new dog park on the south side of Palmetto Bay Park. With the development of new apartments adjacent to the park, there is a growing demand for a dog park. The dog park will be located on the south side of the southern walkway as indicated in the plan and be of sufficient land area to allow play for small and large dogs.
- **Storage Shared Park/Public Works:** The Plan proposes to locate a storage building to the east of the present Public Works building to serve both the park needs and the Public Works Department. Access to the park's dedicated storage area of the building will be from the north, and access to the Public Works Department's dedicated storage area will be from the south directly from the Public Works Department property. The footprint of the building will be determined in consultation with the Public Works Department. This amenity was recommended as part of Resolution 2019-104.
- **Outdoor Exercise Stations:** Newly proposed reconfigured in their distribution and assigned space.

OVERALL SITE IMPROVEMENTS

- **Enhanced Landscaping:** Landscapes throughout the park and on the perimeter will be enhanced to provide a more attractive park appearance. This improvement was recommended as part of Resolution 2019-104.
- **New Fence:** New fencing will be provided where required. Fencing will be done aesthetically not to affect the appearance of the park. This improvement was recommended as part of Resolution 2019-104.
- **New Walkways:** New Walkways will be constructed to allow easier pedestrian movement within and around the park. This improvement was recommended as part of Resolution 2019-104.



TABLE 4 – *PROPOSED SOUTH SIDE IMPROVEMENTS (KEY)*

FIGURE 5 – *PALMETTO BAY PARK CONCEPT DIAGRAM: SOUTH END IMPROVEMENTS*






TONOVA PARK






MoveStrong







2. 3 CORAL REEF PARK IMPROVEMENTS

RESOLUTION 2019-48 "2019 CORAL REEF PARK MASTER PLAN"

The Master Plan incorporates the improvement recommendations of Village Council Resolution 2019-48, passed, and adopted on March 18th, 2019. The resolution indicates that various improvements "shall be reviewed and considered for approval for incorporation into the Coral Reef Park Master Plan on an independent, item-by-item basis, with those approved formally becoming a part of the 2019 Coral Reef Park Master Plan". The improvements outlined in Resolution 2019-48 are as follows:

- Enhanced Tennis/Pickle Ball Facilities
- Tennis Shop
- Reconfigured Entrance on 152 Street
- Additional Volleyball Courts (2)
- Additional walking paths
- Canal Water Feature
- Canoe Launch/Paddle Boats/Storage
- Expanded Playground
- Frisbee Course
- Perimeter Landscaping/ Bern
- Nature Education/ Multipurpose Building

WEST END IMPROVEMENTS

The findings in the 2022 Village of Palmetto Bay, Florida Community Interest and Opinion Survey support the inclusion of a new community building and long-term flexibility planning of the park's central area. As previously mentioned, for Palmetto Bay Park, survey respondents were most supportive of developing indoor recreation center(s) (34%), which ranked fourth in the question of what four actions they would be most willing to fund. The proposed community building is further discussed in this chapter.

The park's west end is adjacent to the main parking area, and readily accessible to the racket ball courts and tennis courts on the west, the playground on the west, and the concessions building and sports area to the north. Planning of the new community building, new entrance configuration, and enhanced tennis/pickleball facility will encompass the reconstruction and repurposing of the entire site area where these facilities are located.

With flexibility and the future in mind, adequate long-term planning will permit the potential future construction of an expanded community facility/gymnasium. The proposed improvements and long-term flexibility planning include the following in (Figure 6):

- **Nature Education/Multipurpose Building:** During the Master Plan process, the Village Council approved a design/build process for the community building. The community building will be a 5,000 square feet facility with a multi-purpose room, a classroom, and supporting uses. The new community building is a larger replacement for the community building that once occupied the site. This improvement was recommended as part of Resolution 2019-48.
- **Tennis Shop:** The plan proposes to include a new tennis shop, as part of the program in the new community building. The shop shall be adequately dimensioned to serve the needs of the tennis center users. This improvement was recommended as part of Resolution 2019-48.
- **Covered Pedestrian Connection:** The Plan proposes the construction of a covered walkway that connects the community building northward to the existing concessions building.

- **Formal Drop-off Area:** The Plan proposes a covered drop-off driveway that allows pedestrian access to the new community building. The construction of a reconfigured entrance into the park through the parking area was evaluated. However, it would require the elimination of a substantial number of parking spaces needed for the park's operations. A formal vehicular drop-off to the building was accepted as an adequate compromise.

- **Expanded Playground:** The Plan proposes the total reprogram and design of the land area comprising the present playground to include additional children's amenities and challenging playground equipment. The expanded playground must be planned with the new community building to ascertain adequate pedestrian access and compatibility with these two uses. This improvement was recommended as part of Resolution 2019-48.

- **Enhanced Tennis/Pickleball Facility:** The Plan proposes the removal of the two handball courts and replacement with four (4) pickleball courts to serve the needs of the community. This improvement was recommended as part of Resolution 2019-48.

EAST END IMPROVEMENTS

- **Additional Volleyball Court:** As requested by the park users, the Plan proposes the construction of an additional volleyball court (Figure 8) in the open space to the east of the existing courts. This will provide a total of three (3) sand volleyball courts at Coral Reef Park.

- **Canal Water Feature:** Installation of a water feature in the C-100 Canal (Figure 8). This improvement was recommended as part of Resolution 2019-48 and would be contingent upon coordination with the SFWMD..

- **Canoe/Paddle Boat Launch with Storage Racks:** Construction of an adequately sized storage rack for canoes/paddle boats and a launching and recovery ramp on the canal side (Figure 8). These improvements would be contingent upon coordination with the SFWMD.

- **New Boat Ramp & Small Dock for Police Access:** The Plan proposes improvements to the boat ramp at the canal and constructing a small dock for Police Department use only (Figure 8). There is also a need to provide controlled vehicular access, preferably with permeable pavers surface from the ramp to the parking lot fairway. These improvements will serve the new boat acquired by the Police Department to patrol the canal. The ramp design and dock dimensions will need to be coordinated with the Police Department and SFWMD.

OTHER SITE IMPROVEMENTS

- **Frisbee Disc Golf:** The Plan proposes the installation of a frisbee disc golf course on the park's east side open area (Figure 8). This improvement was recommended as part of Resolution 2019-48.

- **Additional Walking Paths:** The Plan proposes the construction of additional walking paths to connect the different sports venues of the park and to allow additional walking areas in other areas of the park. This improvement was recommended as part of Resolution 2019-48.

- **Long-Term Gymnasium Option:** The proposed improvements at the west end of the park were carefully planned for flexibility to be able to incorporate the construction of a new gymnasium facility, adjacent to the proposed community facility (Figure 7). At the time of construction, the pickleball courts may be reprogrammed as part of the gymnasium design.

PROPOSED WEST END IMPROVEMENTS
MULTIPURPOSE BUILDING/TENNIS SHOP
COVERED PEDESTRIAN CONNECTION
FORMAL DROP-OFF AREA
EXPANDED PLAYGROUND
ENHANCED TENNIS/PICKLEBALL

TABLE 5 – *PROPOSED WEST END IMPROVEMENTS (KEY)*

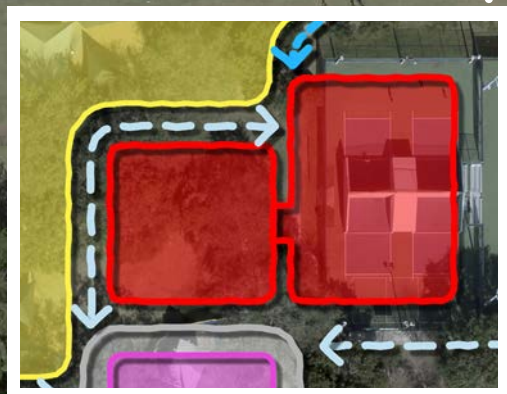


FIGURE 7 – *LONG-TERM GYMNASIUM OPTION*

SW 152nd Street

FIGURE 6 – *CORAL REEF PARK CONCEPT DIAGRAM: WEST END IMPROVEMENTS*

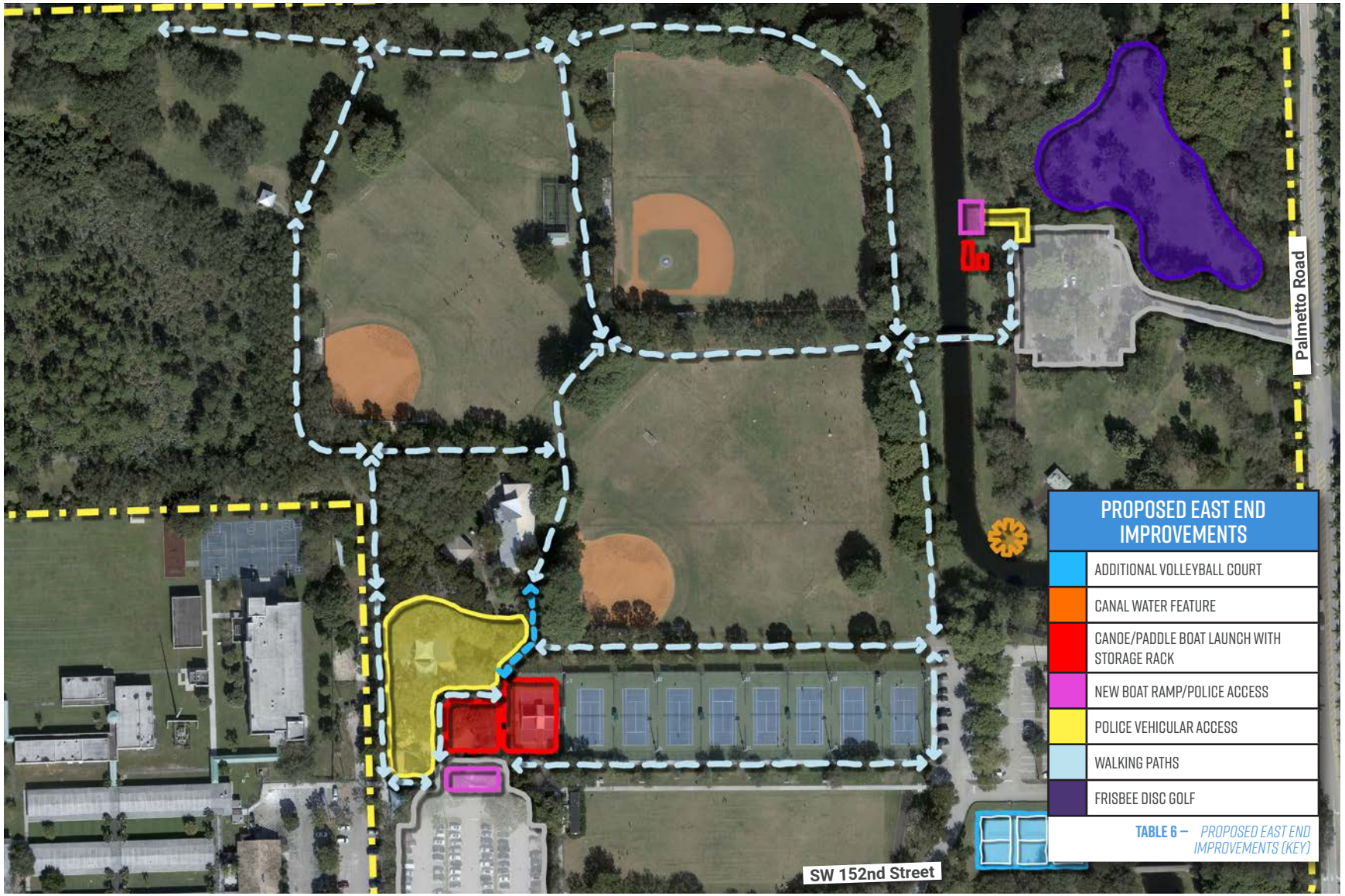


TABLE 6 – *PROPOSED EAST END IMPROVEMENTS (KEY)*

FIGURE 8 – *CORAL REEF PARK CONCEPT DIAGRAM: EAST END IMPROVEMENTS*








Drums











2. 4 LUDOVICI PARK IMPROVEMENTS

RESOLUTION 2020-26 "2019 LUDOVICI PARK MASTER PLAN"

The Master Plan incorporates the improvement recommendations of Village Council Resolution 2020-26 passed and adopted on February 3rd, 2020. The resolution indicates that various improvements "shall be reviewed and considered for approval for incorporation into the Palmetto Bay Park Master Plan on an independent, item-by-item basis, with those approved formally becoming a part of the "2019 Palmetto Bay Park Master Plan".

The improvements outlined in Resolution 2020-26 are as follows:

- **ADA Bathroom:** Add an ADA bathroom on the second floor of the building.
- **Elevator Improvements**: Fix the elevator.
- **Planter Wall Barrier:** Construct a Planter wall barrier on the north property line to buffer the park and adjacent properties.
- **Chain Link Fence:** Install a chain link fence in the back of the property.

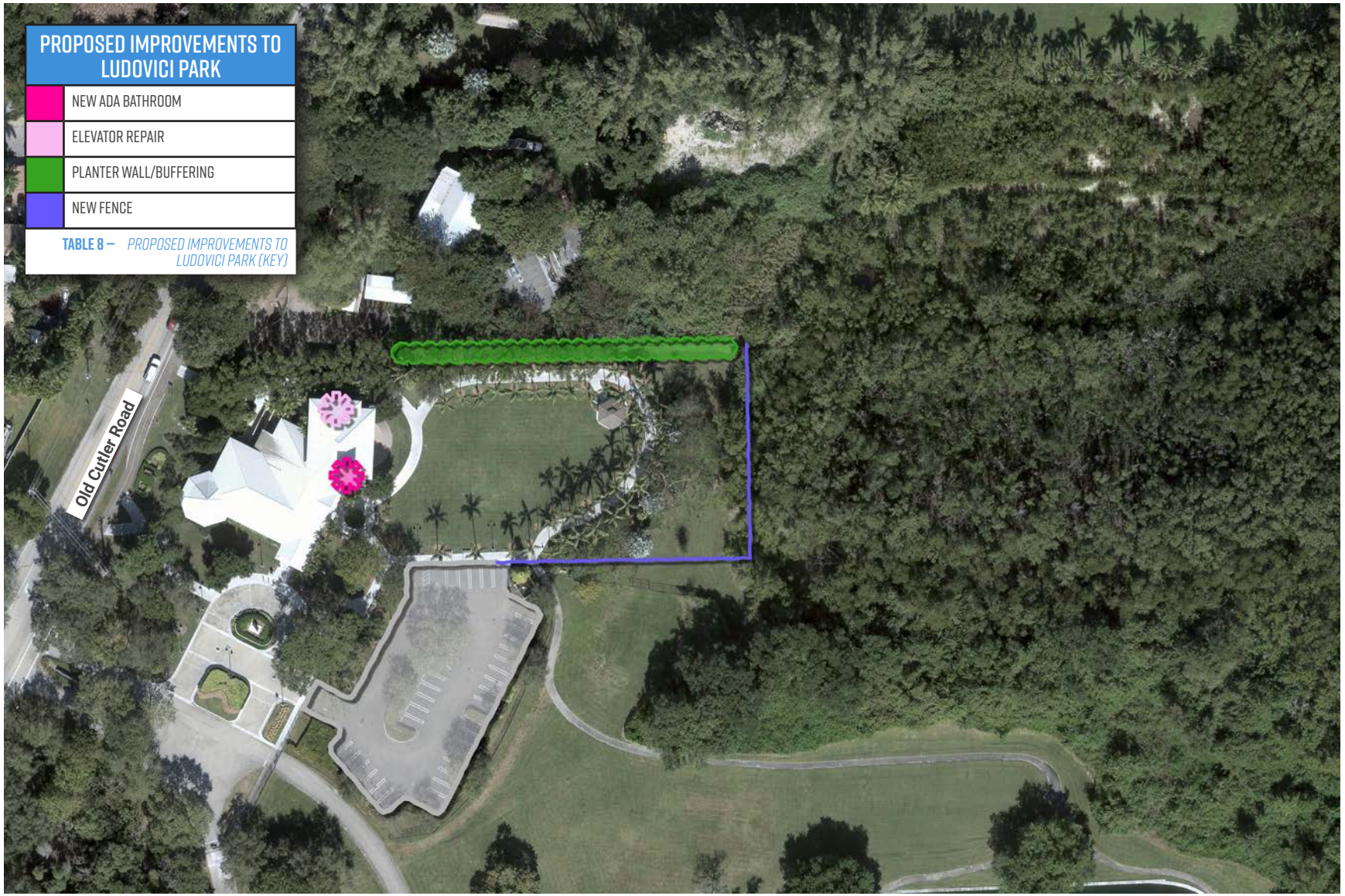


TABLE 8 – *PROPOSED IMPROVEMENTS TO LUDOVICI PARK (KEY)*

FIGURE 9 – *LUDOVICI PARK CONCEPT DIAGRAM*

2. 5 THALATTA ESTATE PARK IMPROVEMENTS

RESOLUTION 2020-149 "2019 THALATTA ESTATE PARK MASTER PLAN"

The Master Plan incorporates the improvement recommendations of Village Council Resolution 2020-149, passed, and adopted on November 4th,2019. The resolution indicates that various improvements "shall be reviewed and considered for approval for incorporation into the Thalatta Estate Park Master Plan on an independent, item-by-item basis, with those approved formally becoming a part of the 2019 Thalatta Estate Park Master Plan".

The improvements outlined in Resolution 2019-149 are as follows:

- **Walkway Along Canal:** Construction of a trellis-covered walkway on the north side of the property and paralleling the canal.
- **New Pedestrian Bridge:** Construction of a pedestrian bridge over the C-100 Canal, which is the property and authority of the South Florida Water Management District. The bridge would have allow access to additional parking available on Miami-Dade County's Deering Estate at Cutler Deering Point. The bridge would be located west of Snowden Dam.
- **Pier:** A pier spanning into Biscayne Bay that has been designed and approved for construction. Funding for the construction of the pier is pending. The pier will become an attraction at the park's waterside and allow uninterrupted views of Biscayne Bay.
- **Shoreline Stabilization:** Stabilization and beautification of the Biscayne Bay shoreline.

Additional improvements proposed as part of the Master Plan include:

- **Wedding and Special Events Stage:** The construction of a stage for weddings and other events in the area next to the large oak tree on the south side and at the Park's center.
- **Indoor Rental Hall:** The construction/expansion of the building to include an indoor rental hall to be available all year round, and minimize noise concerns for the surrounding neighborhood.

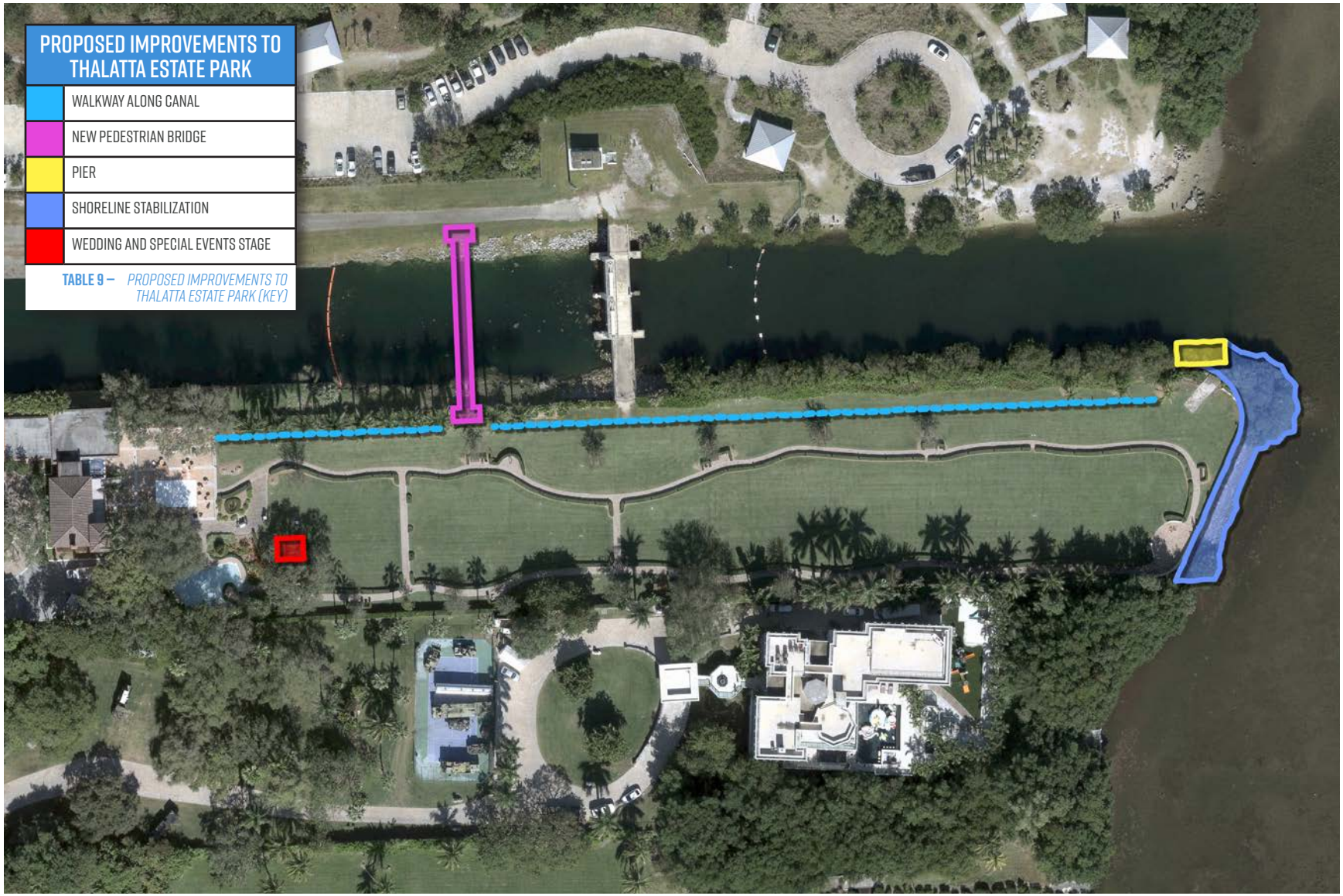


TABLE 9 – *PROPOSED IMPROVEMENTS TO THALATTA ESTATE PARK (KEY)*

FIGURE 10 – *THALATTA ESTATE PARK CONCEPT DIAGRAM*

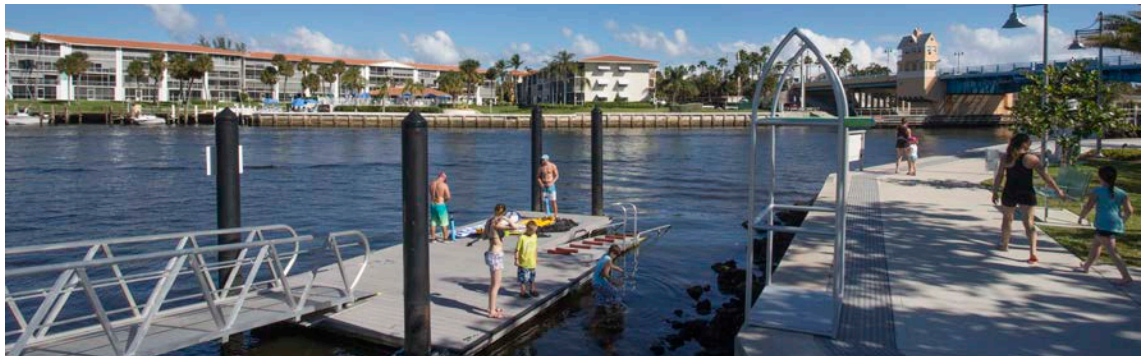


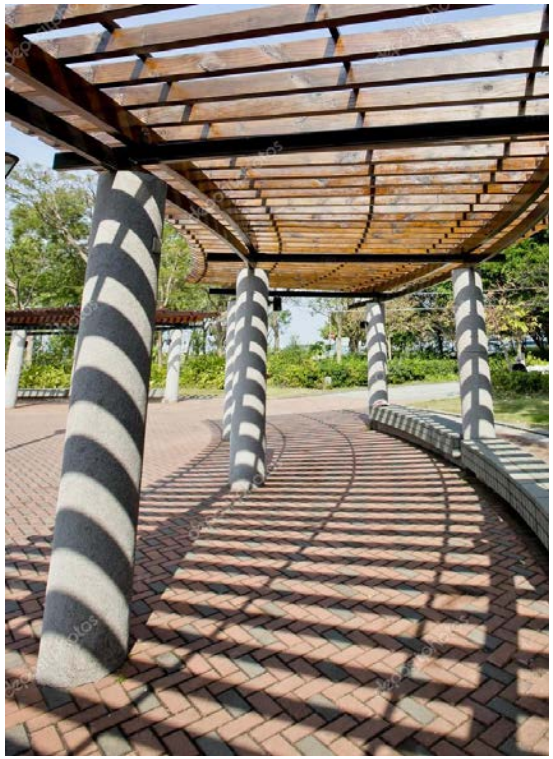














2. 6 PERRINE WAYSIDE DOG PARK IMPROVEMENTS

RESOLUTION 2020-27 "2019 PERRINE WAYSIDE DOG PARK MASTER PLAN"

The Master Plan incorporates the improvements recommendations of Village Council Resolution 2020-27, passed, and adopted on the February 3rd, 2020. The resolution indicates that various improvements "shall be reviewed and considered for approval for incorporation into the Perrine Wayside Dog Park Master Plan on an independent, item-by-item basis, with those approved formally becoming a part of the 2019 Perrine Wayside Dog Park Master Plan".

The improvements outlined in Resolution 2020-27 are as follows:

- **Seating Area/Re-Contoured Slope:** Stabilization of the slope that leads down to the water's edge with the inclusion of a stepped contour that will allow access to the water but also provide a seating area for dog-owners and visitors.
- **ADA Bathroom:** Improve the existing bathroom to make it ADA accessible.

Additional improvements proposed as part of the Master Plan include:

- **Additional Landscape:** Install new landscaping within the park to provide more shade/beautification for dog-owners to enjoy with their dogs.
- **Improved Walkways:** Improve the walkways around the park, expanding and connecting them to other areas to create a closed network of paths.
- **Dog Grooming Area:** Explore the potential to accommodate dog grooming business/area, near the improved bathrooms.

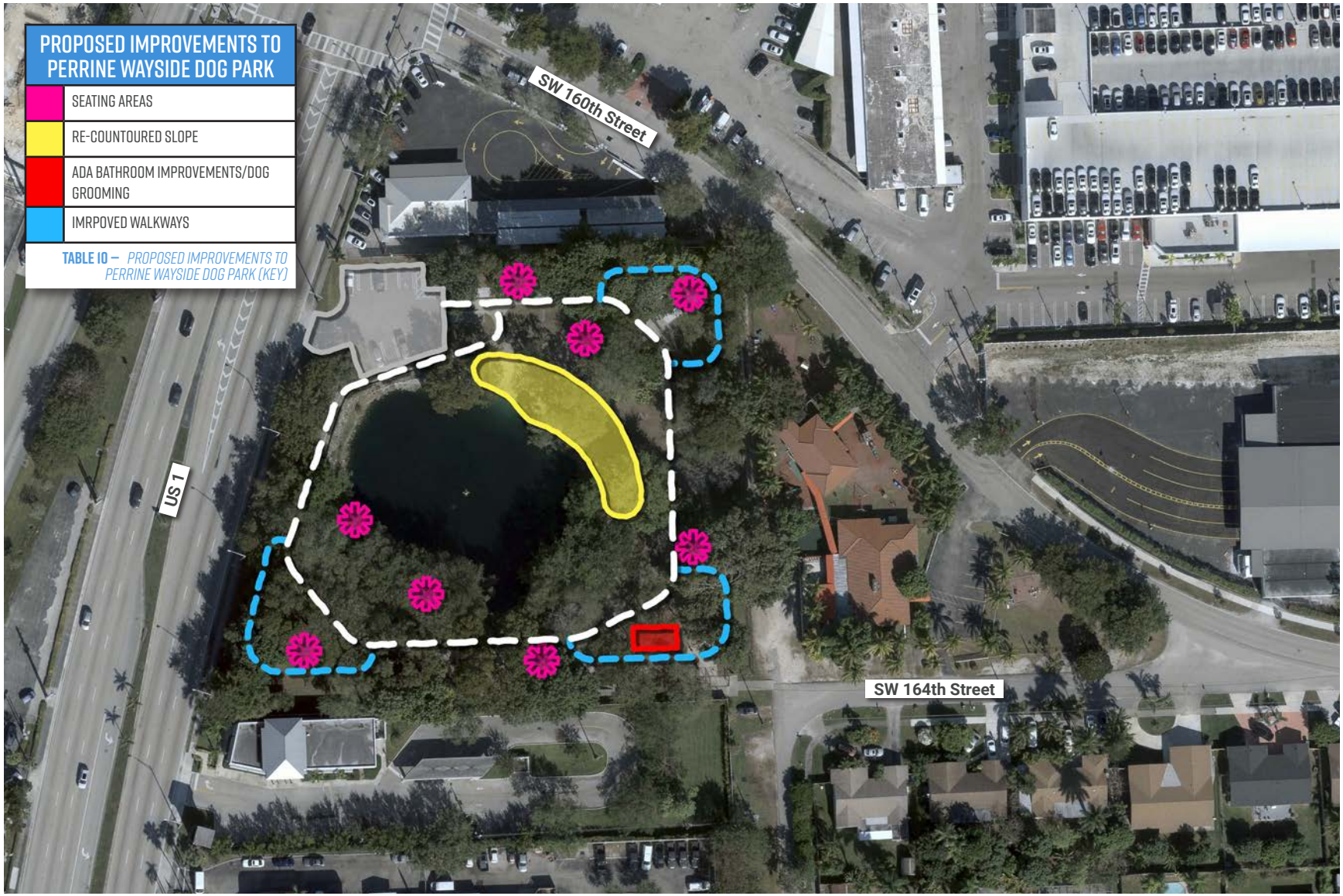


TABLE 10 – *PROPOSED IMPROVEMENTS TO PERRINE WAYSIDE DOG PARK (KEY)*

FIGURE 11 – *PERRINE WAYSIDE DOG PARK CONCEPT DIAGRAM*















2.7 THE WOODS IMPROVEMENTS

The Woods parcel at S.W. 186th Street between S.W. 86th Avenue and 86th Terrace is a vacant piece of land provided to the Village of Palmetto Bay under a lease agreement with Miami-Dade County. Under the lease agreement, the Village of Palmetto Bay must keep the site undeveloped and improve/restore with certain conditions.

The Plan incorporates the requirements of the lease agreement and keeps the property as a land preserve with no internal walking path or any other recreational use. The agreement with Miami-Dade County requires specific improvements that, except for removing invasive exotic plant material and planting native hammock and wetland flora, can be kept on the periphery of the land parcel. Providing the required benches, signage, and interpretive signs in the periphery will allow the site to regain its natural state.

Additional conditions included in the agreement are as follows:

- Removal of invasive exotic plant material
- Planting of native hammock and wetland flora
- Installation of permanent signage indicating the park's passive nature
- Installation of a minimum of six park benches
- Installation of four interpretive signs explaining the value of vegetation and wildlife
- Nature trail

Once the invasive species have been removed and the planting of the native hammock and wetland flora is concluded, the Master Plan proposes the sensitive location of a nature trail on the park's perimeter, paralleling the existing streets and locating other required benches and improvements along this trail.

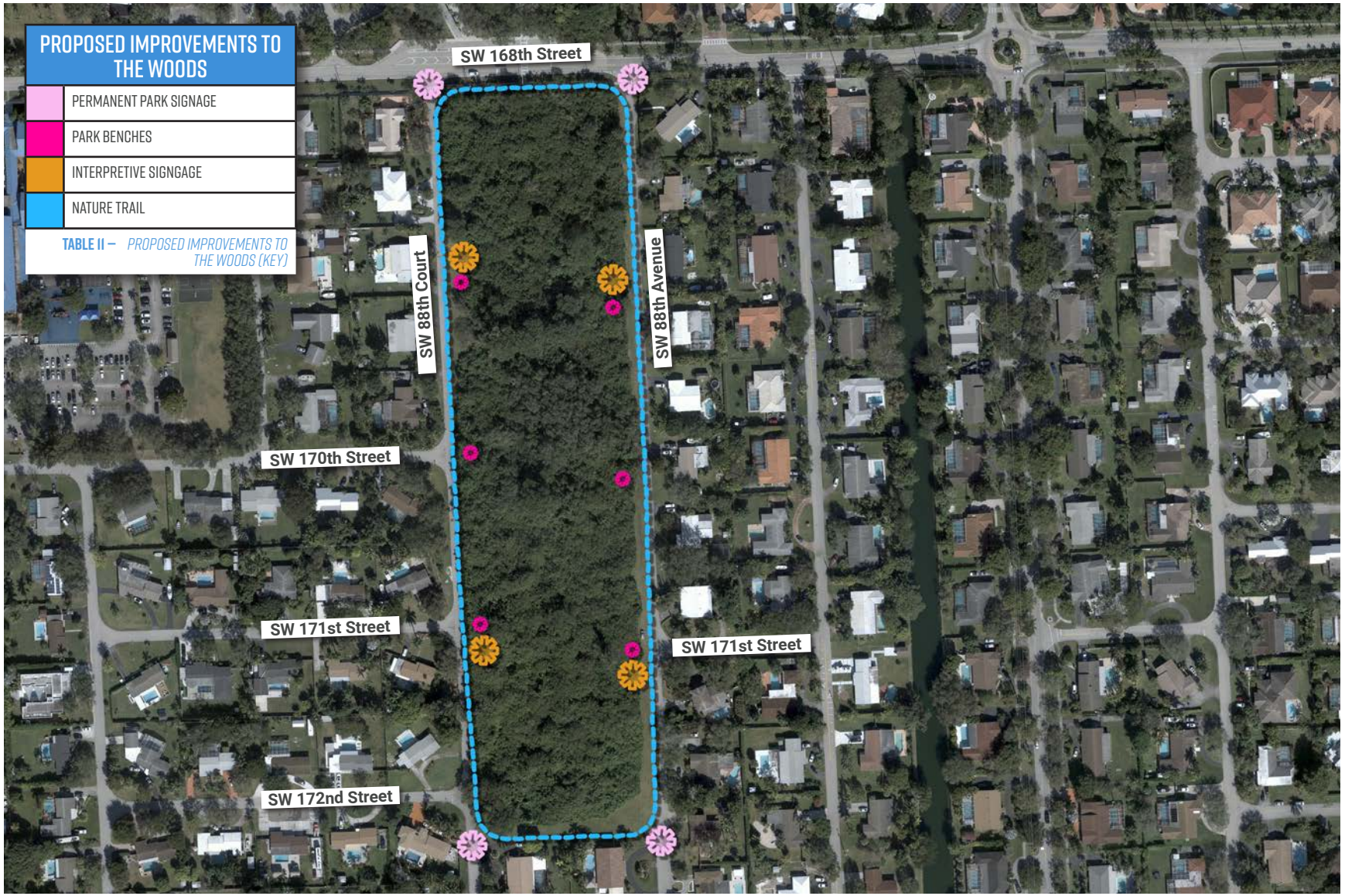


TABLE II – *PROPOSED IMPROVEMENTS TO THE WOODS (KEY)*

FIGURE I2 – *THE WOODS CONCEPT DIAGRAM*


RISE
PARK
238 MERIT
PRIVATE












CHILDERS PARK





2. 8 VETERANS PARK

In December of 2021, the Village of Palmetto Bay commissioned the design of a conceptual plan for Veterans Park.The Park was programmed to include the following elements, as part of the design concept:

- Main Entry Drive with Drop-Off (1)
- Secondary Vehicular Entry (2)
- Parking Lot with 20 Spaces (3)
- Tetrapod Lawn (Art in Public Places) (4)
- Gold Star Family Memorial Walls (5)
- Existing Perimeter Wall (6)
- Monument Sign (7)
- Central Plaza (8)
- 4' Ht. Perimeter Fence (9)
- Raised Intersection (10)
- Interactive Kiosk/Wall (11)
- Restroom Building (12)
- Water Feature with Vertical Commemorative Pylons (13)
- Flagpoles (14)
- Natural Path (15)
- Bermed Slash Pine Forest (16)
- Stage (17)
- Event Lawn with Amphitheater Seating (18)
- Wetland Boardwalk (19)
- Star Tree Cut-Outs (20)
- Lawn Overlook with Star Platform (Option: Covered) (21)
- Sloped Walk (22)
- Camouflage Inspired Paving Pattern (23)
- Legacy Tree (24)

The concept design (INSERT FIGURE) was subsequently approved by the Village Council.

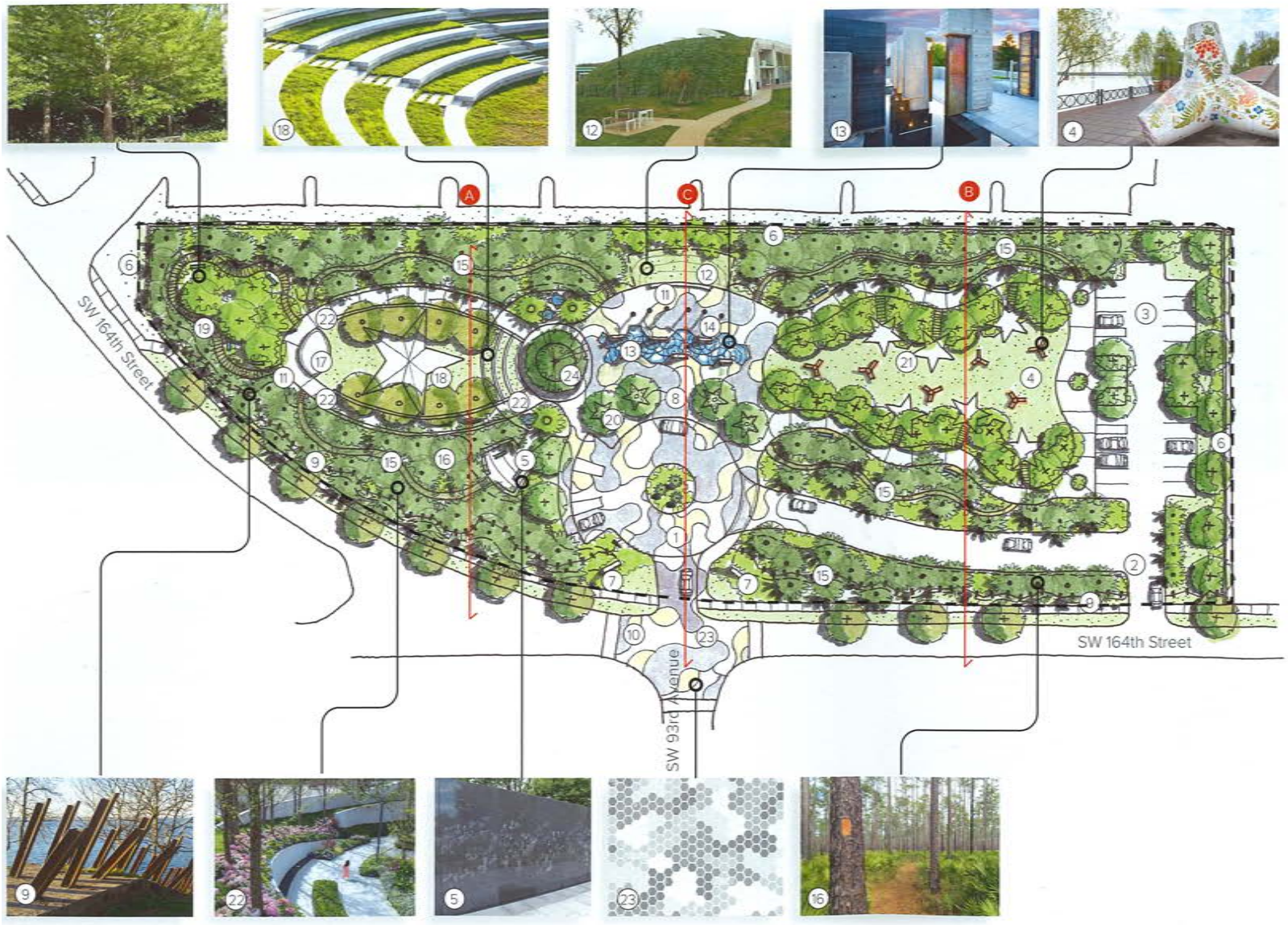


FIGURE 13 – *VETERANS PARK CONCEPT PLAN*

2. 9 PERRINE COMMUNITY HOUSE

The only significant improvements proposed for the Perrine Community House would be to upgrade the windows to impact windows, while maintaining the historic character. No improvements other than those and the continued maintenance are proposed.

2. 10 SMALL NEIGHBORHOOD/POCKET PARKS

The Village of Palmetto Bay is 3.1 miles long from its north boundary at SW 136th Street to its southern boundary at SW 184th Street. The C-100 Canal acts as a natural dividing line creating a north sector of the Village that Coral Reef Park and a south sector by Palmetto Bay Park serve. These are the only two significant parks of the Village, the rest of the parks being special facilities such as Thalatta Estate, a major event venue facility; Perrine Wayside Dog Park, a dog park; Perrine Community House, and Ludovici Park that houses the Palmetto Bay Public Library and an open-air auditorium. All these specialty facilities are on the west boundary of the Village, close to U.S. 1 or the east side next to Old Cutler Road.

Within the Village, except for those residing near Coral Reef Park, north of the C-100 Canal, or Palmetto Bay Park, south of the C-100 Canal, most residents have no parks within a ten-minute walk. Furthermore, north of Coral Reef Park, the neighbors cannot access a park within a 10-minute walk. In essence, this whole area is underserved by parks; the residents cannot access a park within a 10-minute walk. Including Small Neighborhood Parks/Pocket Parks will help meet the parks and recreation needs of this sector of the Village.

Since 2017 the Village of Palmetto Bay Elected Officials has been pro-actively discussing and promoting the creation of Small Neighborhood Parks or Pocket Parks to meet the Village resident's needs for parks within easy access to most of the Village residential sectors.

The finding of the 2022 Village of Palmetto Bay, Florida Community Interest and Opinion Survey supports the inclusion of new Neighborhood Parks. Survey questions addressed the various park and recreation topics intended to feel the pulse of the community's needs and preferences. Among the ten highest-ranking responses to the survey was the community's support for developing new neighborhood parks and acquiring new land for parks and open space. Please refer to Chapter 4, Section 4.6, Small Neighborhood/Pocket Parks Needs Assessment, for a complete description of the Needs Assessment for Small Neighborhood/Pocket Parks.

As previously mentioned in Chapter 4, the Park and Recreation Master Plan has undergone an extensive public outreach process to allow community participation at public forums with the intent to inform the community and obtain their input on the Master Plan and its process. These duly advertised community meetings have also been transmitted live via FACEBOOK to the Village at large. A format for participant voting on the presented topics was carried out using the SLIDO public participation program that allows both those in the meeting and remote to vote on the different issues and topics. During the Community Townhall Meeting of September 30th, 2022, the issue of Small Neighborhood Parks/Pocket Parks was presented and discussed. There was overwhelming support among those participating in the questionnaire to develop said Small Neighborhood/Pocket Parks.

Potential Small Neighborhood/Pocket Parks Site Identification Summary Description

The Village of Palmetto Bay is a fully built, predominantly residential community, making the inclusion of Small Neighborhood Parks/Pocket

Parks viable only through obtaining access to lands under existing aerial easements, publicly owned sites, or privately owned properties. As mentioned in Chapter 4, Section 4.4 Level of Service Analysis, the Village Comprehensive Plan's Recreation and Open Space Element Policy 7.42 establishes that "The Village shall prepare on an annual basis a vacant property inventory to identify potential properties for future parks and/or linear open spaces/." The design team thoroughly analyzed all such potential sites within the Village and presented them to the Village community in the September 30th Parks and Open Space Master Plan Townhall Meeting.

Publicly Owned Sites

There are two types of publicly owned sites that the Village may potentially be able to access for the design and construction of the Small Neighborhood/Pocket Parks. Some Miami-Dade County-owned sites are unused and could be acquired to construct Pocket Parks.

The Power Line Easements sites carry high-tension electrical cables. The land under these easements belongs to Florida Power and Light (FPL) or Miami-Dade County. Requesting and an agreement on the use by the Village of these sites from both FPL and Miami-Dade County will be the first determining factor in the availability of these sites.

There are strict limitations to what can be constructed under the high-tension easement lands. With the acceptance of the landowner and FPL, non-vertical construction could be carried out, and selective tree landscape treatment could be provided. All improvements will need to be approved by Florida Power and Light.

While there may be other sites for constructing Pocket Parks over time, two sites are considered in the Master Plan to include a Small Neighborhood Park/Pocket Park. These sites are publicly owned sites.



FIGURE 14 – *POCKET PARK CONCEPT AT WASD SITE*



FIGURE 15 – *POCKET PARK CONCEPT AT FPL EASTEMENT SITE*

- Miami-Dade County Water and Sewer Department-owned site at SW 89th Avenue between SW 159th Street and SW 160th Street. This publicly owned site is ideal for constructing a park to serve the immediate neighborhood. As shown in (Figure 14), with a land area of approximately 2 acres, the site's corner

location makes it an ideal park site. This site is identified in the Village's Comprehensive Plan Recreation and Open Space (ROS) Element as a site to be part of the Village's Park system and continued negotiations with Miami-Dade Water and Sewer Department, the property owner.

- The FPL easement (Figure 15) is located at Palmetto Road and SW 140th Street, where Miami-Dade County owns the land. This site is also in an ideal location to serve the surrounding community. During the Master Plan process, the Village applied to Miami-Dade County to obtain this site for a Small Neighborhood/Pocket Park.

Other Potential Sites Include.

- Agricultural Zoned Land - While few, some sites in the south of the Village are presently zoned Agricultural. There is the potential to create Pocket Parks in these areas as these sites are up for rezoning through negotiations with the property owners.
- Privately Owned Properties - Privately owned properties are another potential source of land to construct Pocket Parks. This is a policy decision. Some privately owned sites could eventually be acquired if offered or placed on the market for sale.

2.11 FUNDING AND SOURCES

PRELIMINARY COST ANALYSIS RECOMMENDATION

In general, parks and recreation master plans propose recommendations for improvements that may span the course of years, or decades, encompassing both small and large projects. Over time, significant cost variations may arise due to unpredictable events, which can increase construction costs substantially. An escalation factor may not fully address these cost differentials. To meet the needs of funding sources, particularly General Obligation (GO) Bonds that require substantial time from master plan conception to the actual referendum, it is recommended that cost analyses be conducted at the time of funding solicitation.

Construction projects proposed in this Plan are conceptual in nature, with minimal detail to serve as the most accurate basis for accurate cost estimation. In cases without major park reconstruction projects, improvements may be implemented gradually and prioritized differently. Changes in scope over time should also be considered.

Generating cost estimates, with limited detailed information during the planning stage may not benefit the community. Instead, these estimates should be done closer to project implementation. Relying on a preliminary opinion of cost at this early stage can have significant repercussions. When cost estimates are generated too early in the project lifecycle, they may not account for critical factors that impact the overall budget, such as changes in material prices, labor costs, regulatory requirements, and economic conditions, especially in the current economy. As a result, these estimates may not accurately reflect the project's true cost, leaving stakeholders unprepared for the financial implications.

If actual construction costs exceed the initial estimate, the Village may struggle to secure additional funding, forcing difficult decisions such as scaling back the project's scope, compromising on quality, or even canceling the project altogether. These adjustments can lead to dissatisfaction among stakeholders and jeopardize the project's overall success.

To mitigate the risks, it is essential to develop accurate cost estimates based on the most up-to-date information and continuously monitor and adjust project budgets as market conditions rapidly evolve. It is believed that cost estimates at the planning stage will not provide community benefits and should be conducted closer to the individual project's implementation.

ADDITIONAL FUNDING OPPORTUNITIES

The Plan identifies federal programs, and non-profit organizations that match local funding with grants.

A summary of parks funding techniques that may be used by Florida municipalities is listed below.

Village of Palmetto Bay

- User Fees
- Development Impact Fees
- GO Bonds (voter approved property tax)
- Partnerships/Agreements

Miami-Dade County

The Miami-Dade County Grants Coordination Division provides a directory of foundations that highlight giving areas/interests and active website addresses. The directory is organized by geographic area. The full list of foundations and Private Funding Sources may be accessed at

https://www.miamidade.gov/grants/funding-foundations.asp

The full list is organized in the following categories:

- National & International
- State, Regional & Local
- Foundations and Organizations

Florida Department of Environmental Protection (Division of State Lands)

- Florida Communities Trust (FCT)
  - Parks and Open Spaces Florida Grant Program
- Florida Recreation Development Assistance Program (FRDAP)
- Land and Water Conservation Fund (LWCF)
- Recreational Trails Program (RTP)

Other State Resources

In addition to the FDEP, the following State resources may offer funding assistance/grants for parks and recreation programs and facilities:

- Florida Dept. of Agriculture
- Florida Dept. of Education
- Florida Dept. of Transportation
- Florida Fish & Wildlife Commission
- Florida Dept. of Health
- Florida Dept. of Environmental Health
- Florida Dept. of State Cultural Facility Grant Program
- Florida Recreation Development Assistance Program

Other

- United States Tennis Foundation
- USA Swimming Foundation
- American Red Cross

This page was intentionally left blank.

3

URBAN CONTEXT

This page was intentionally left blank.

3.1 INTRODUCTION

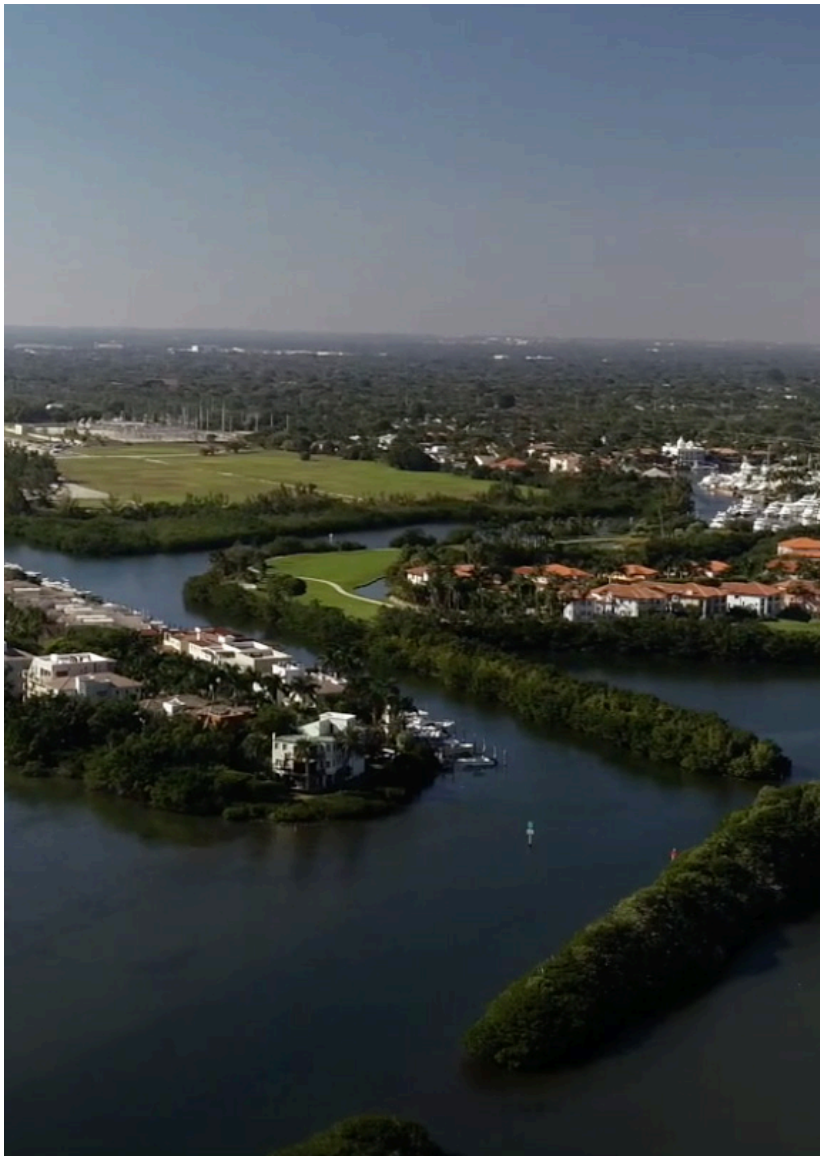
In this chapter, the Team evaluated the urban context and form determinants that shape the Village and how the park and recreation system operates. Form determinants are both the physical and non-physical characteristics that define the Village. These characteristics include:

- The land area of the Village in physical terms, such as its length and the impacts it may have on the distribution of land uses, parks, and physical accessibility;
- The Village's regional location in the context of surrounding urban areas and tt municipalities; and
- The distribution of parks and open spaces throughout the Village.

The Village's park and recreation system has been shaped by the urban form and how it is affected and supported by this urban pattern. Through this understanding of the Village's urban form, the Team can identify an approach for community outreach, the characteristics of different areas of the Village, and recreation lands and venue offerings, including recommend actions to improve the system.

The following illustrative diagrams were prepared to guide the formulation of recommendations in the plan:

- Village Boundary Plan
- Neighboring Municipalities Plan
- Residential Areas Plan
- Village Park System Distribution



VILLAGE BOUNDARY

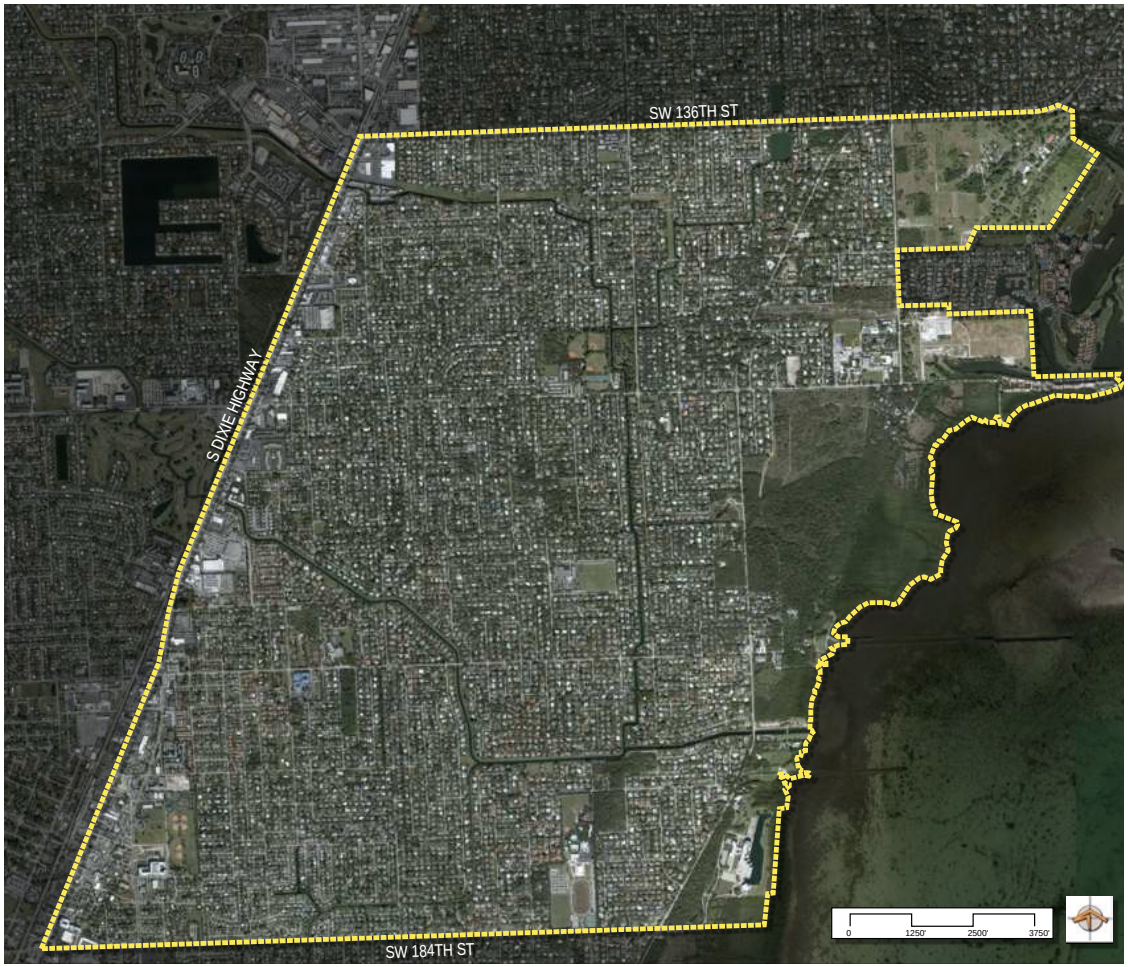
The Village of Palmetto Bay totals approximately 8.44 square miles, and is nestled in the southeastern part of Miami-Dade County, Florida. Its geographic boundaries can be described as follows:

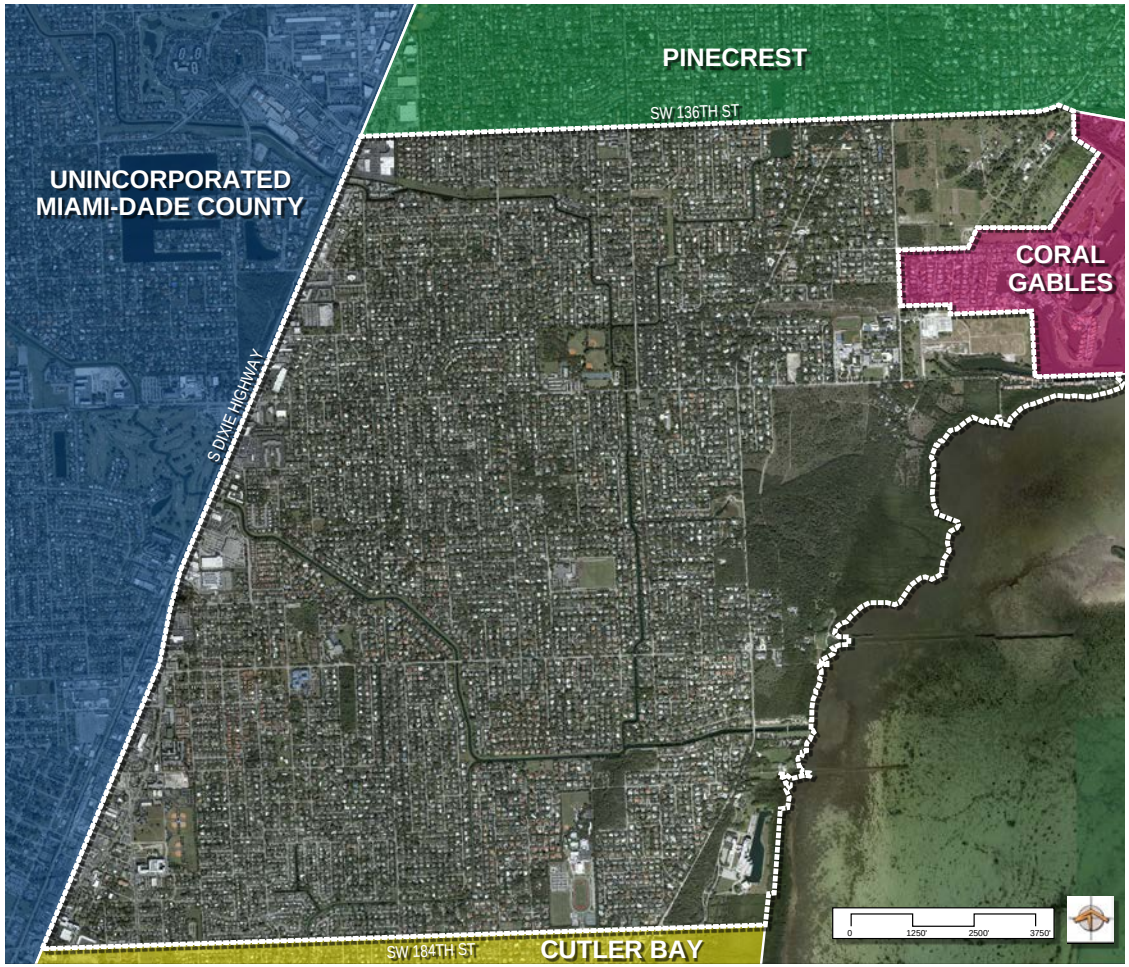
To the north, the Village of Palmetto Bay is bordered by SW 136th Street serving as the northernmost boundary of the Village.

On the east, the village's boundary is defined by the waters of Biscayne Bay, a picturesque coastline offering beautiful views and a serene atmosphere..

The southern boundary of the Village extends to SW 184th Street, and finally, on the west, the boundary follows the path of US Highway 1 (South Dixie Highway) for most of its length, delineating Palmetto Bay from unincorporated areas of Miami-Dade County.

Within these geographic limits, the Village of Palmetto Bay offers residents and visitors a peaceful suburban environment, with a rich array of parks and recreational facilities, while still being conveniently close to the bustling city of Miami and the natural beauty of Biscayne Bay and the Everglades.





NEIGHBORING MUNICIPALITIES

Palmetto Bay is surrounded by several neighboring municipalities in Miami-Dade County, each with its distinct characteristics:

To the north lies Pinecrest, an affluent suburban village known for its tree-lined streets, beautiful homes, and excellent schools. Pinecrest boasts several parks, recreational facilities, and a strong sense of community.

On the northwest, along the western boundary of Palmetto Bay, unincorporated areas of Miami-Dade County feature a mix of residential, commercial, and industrial properties. These areas provide a range of housing options and amenities for residents.

To the south, Cutler Bay is a neighboring town with predominant residential uses. It is home to the South Dade Cultural Arts Center, numerous parks, and recreational opportunities. Cutler Bay's eastern coast is defined by a network of canals and lakes that provide a unique landscape for residents and visitors.

The eastern boundary of Palmetto Bay is defined by Biscayne Bay.

These neighboring municipalities, combined with the unique features of Palmetto Bay, create a diverse and thriving region that offers residents and visitors a wide range of experiences and lifestyles.

VILLAGE RESIDENTIAL AREAS

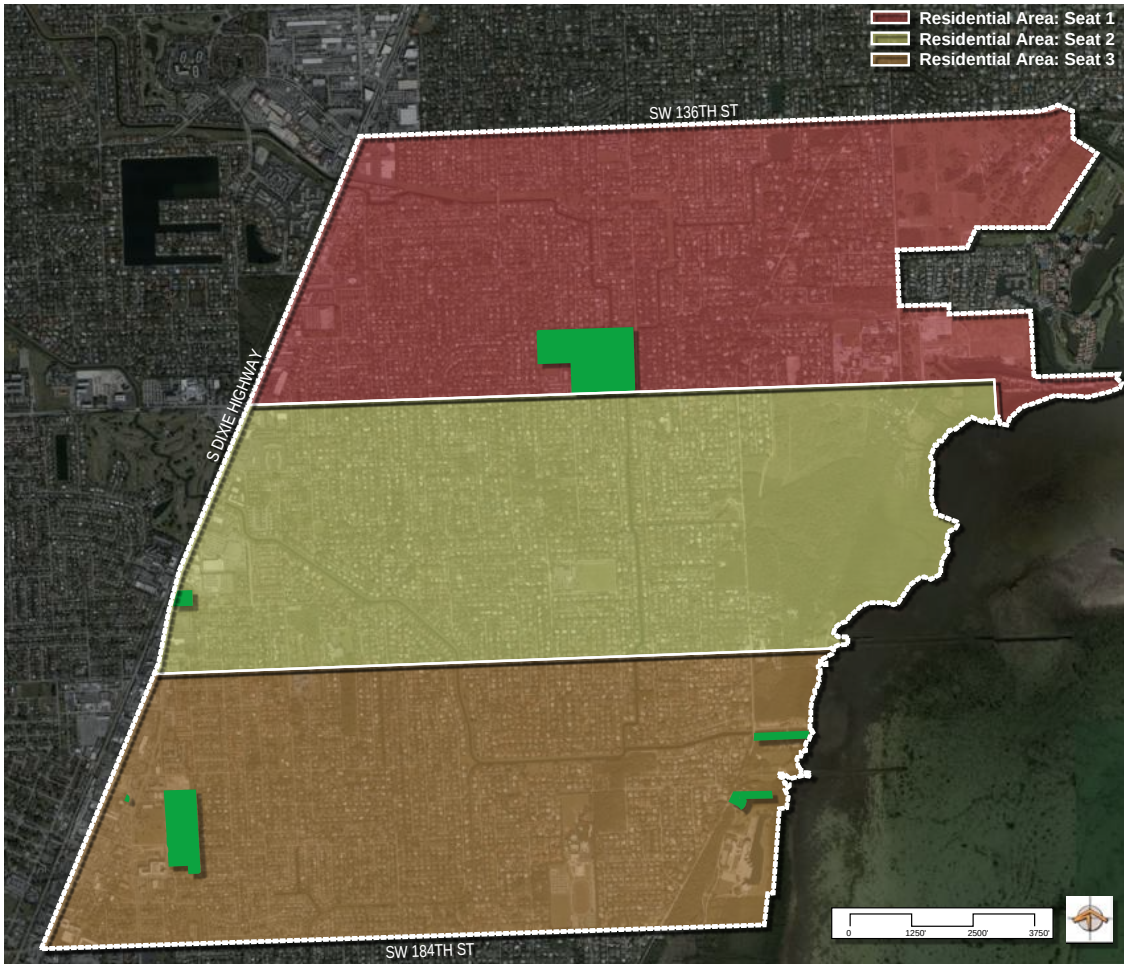
The Village is divided into three Council Residential Areas, each represented by an elected council member. These areas are strategically located to ensure that the needs and interests of the unique community are adequately represented in local government.

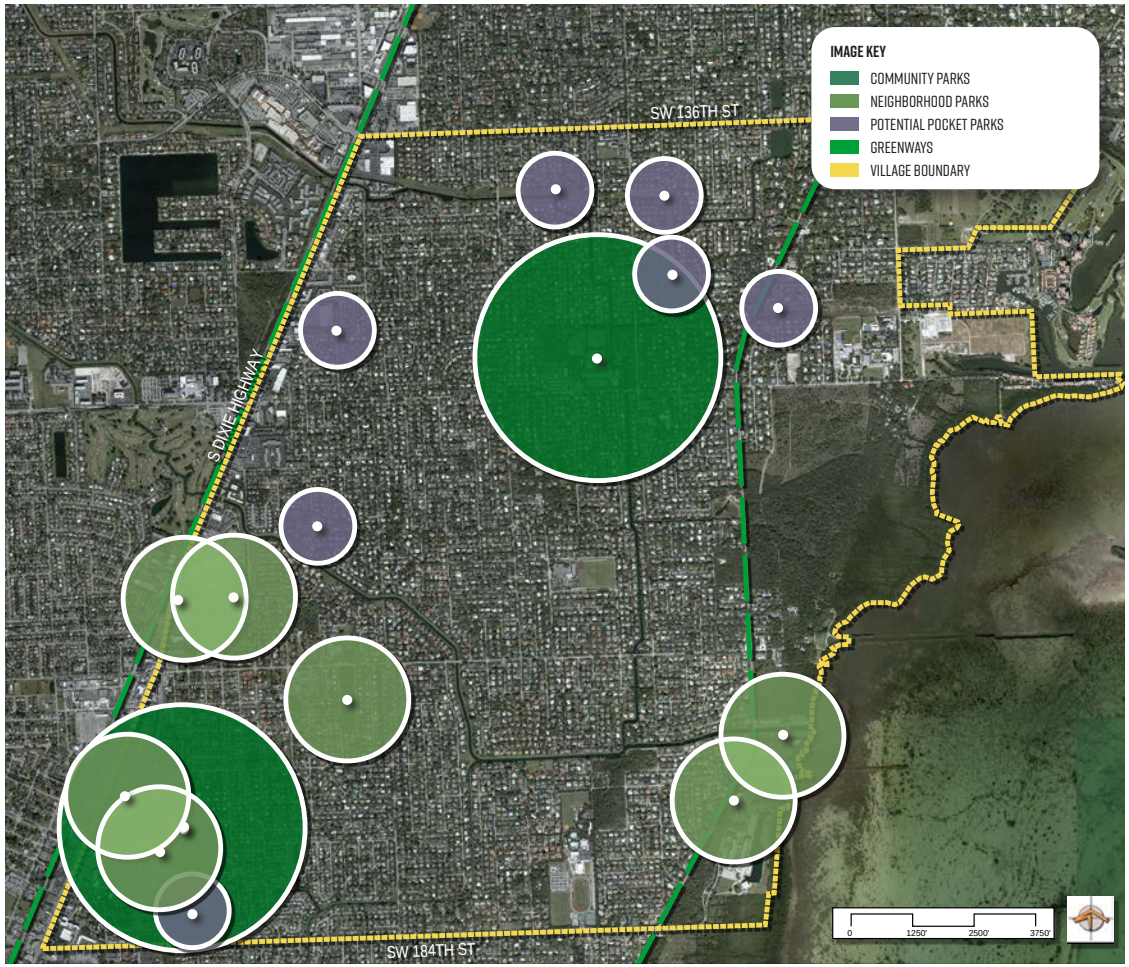
Area 1 is located in the northern third of the Village and primarily consists of residential neighborhoods, with some commercial properties along the US-1 corridor to the west. It is bounded by SW 136th Street at the northern end of the Village and extends south to SW 152nd Street.

Area 2 is considered the central area of the Village, extending from SW 152nd Street in the north to SW 168th Street in the south.

Area 3 is situated at the southern end of the Village and includes residential neighborhoods as well as the civic core of the Village adjacent to Palmetto Bay Park. It continues from Area 2 on the north at SW 168th Street and extends south to the Village limits at SW 184th Street.

These residential areas serve as the basis for dividing the Village and representation at Village Hall. They ensure that Village decision-making is inclusive and representative of the diverse perspectives and interests of the entire community.





VILLAGE PARK SYSTEM DISTRIBUTION

Geographically, the Village's parks are strategically distributed across its three residential areas, ensuring that residents have access to green spaces and recreational facilities. The C1 Canal bisects the Village, creating distinct northern and southern sectors.

Residents in both sectors are served by the Village's premier parks. Coral Reef Park, situated north of the canal, provides a variety of recreational amenities for the northern sector. Palmetto Bay Park, located in the southern half of the canal, offers a similar range of facilities for residents in the southern sector.

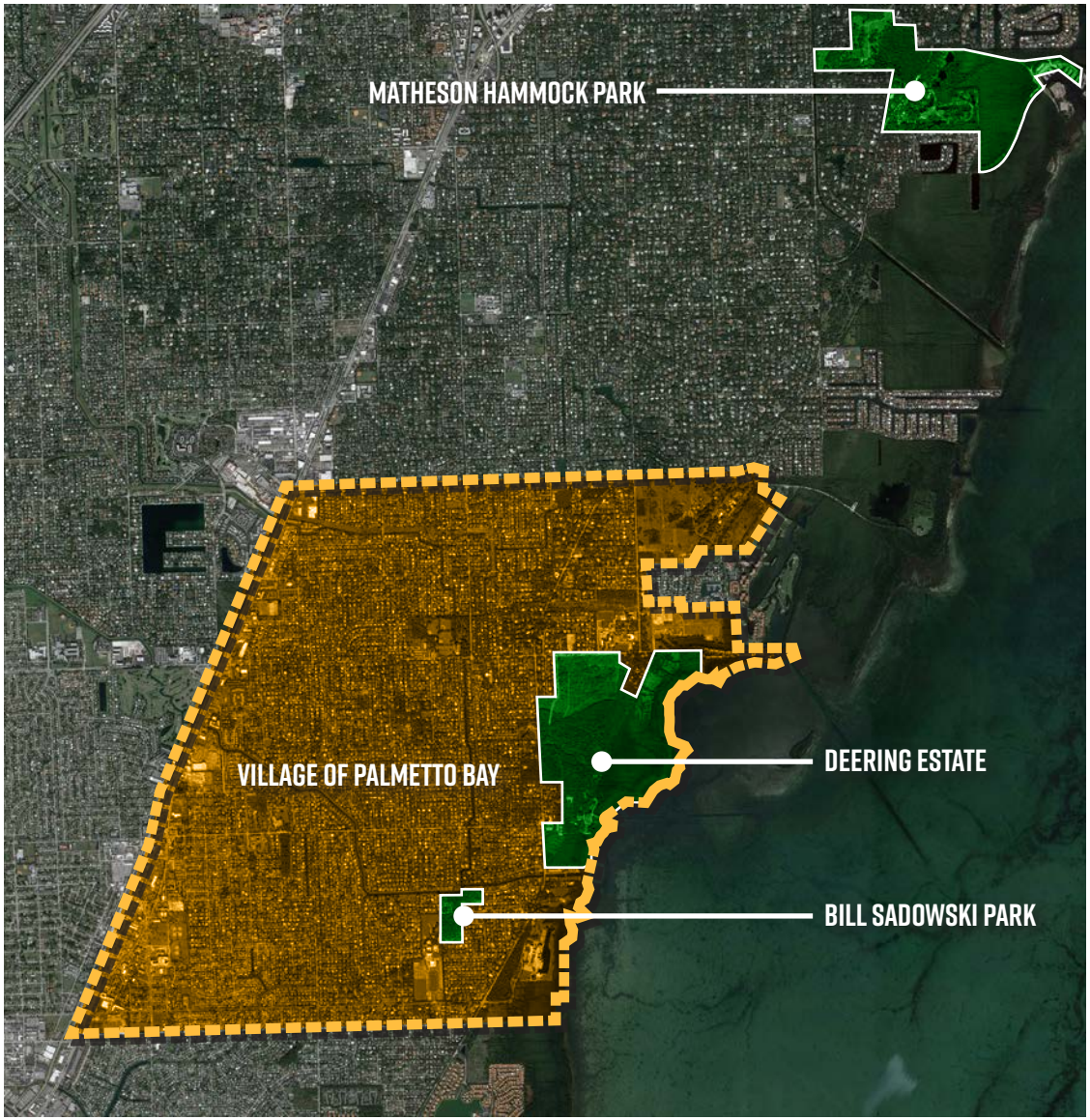
The remaining neighborhood parks and facilities are dispersed throughout the southern sector, ensuring accessible open spaces for residents in this area. As part of the Village's planning process, additional sites for the development of new pocket parks are being explored to further balance the distribution of open spaces throughout the community. This careful planning aims to enhance the overall quality of life for residents by providing more evenly distributed recreational opportunities within the Village.

NATURAL PARKS AND PRESERVES

Palmetto Bay is conveniently located near several natural parks and preserves, catering to the community's desires for nature-focused recreation:

- **Deering Estate:** A 444-acre estate featuring coastal hammock, mangrove forests, salt marshes, guided nature tours, bird-watching, and hiking trails.
- **Matheson Hammock Park:** A mangrove preserve with nature trails, an atoll pool, and opportunities for bird-watching and exploring native flora and fauna.
- **Bill Sadowski Park:** Encompassing hardwood hammocks, pinelands, and a drained Everglades slough featuring a main building, nature trails, and a native wildlife / birdwatching area.

These natural park preserves provide residents and visitors with opportunities to connect with nature and enjoy various outdoor activities in South Florida



4

EXISTING PARKS CONDITIONS

This page was intentionally left blank.



4.1 INTRODUCTION

This chapter provides an overview of existing park facilities, their urban context, identified issues, and potential opportunities that may be explored through this planning process. The existing park conditions analysis was developed through numerous site visits, a detailed desktop evaluation, and ongoing discussions with Village Staff and Elected Officials. In addition, each park was the subject of photographic documentation.

4.2 RECREATION PARKS AND FACILITIES SUMMARY

As part of the existing park conditions analysis, an evaluation of present conditions at each of the Village's parks addressed various aspects of the park's physical conditions. The assessment includes park property evaluation, availability of parking, existing buildings/shelters, active recreational facilities/sports fields, landscape materials, urban context, and any future village investments/improvements as part of the overall aesthetic conditions.

The existing park conditions analysis provides a basis for identifying necessary improvements, additional activities, and structures within the Villages current park system. This inventory and analysis, the needs assessment, and community preferences identified during the outreach survey form the basis for the development of alternative concept designs for selected parks, as well as any proposed redistribution of sports facilities/uses within the Village's parks system.

The following pages summarize the inventory of existing parks and facilities. The analysis includes a general indication of the initial findings, illustrated with photos and aerial photographs.



4. 3 LIST OF VILLAGE PARKS

The Village of Palmetto Bay currently maintains and operates the following parks and recreation facilities. A more detailed description and evaluation is provided on the following pages.

- Coral Reef Park
- Ludovici Park
- Palmetto Bay Park
- Perrine Community House
- Perrine Wayside Dog Park
- Thalatta Estate Park
- The Woods

4. 4 INDIVIDUAL PARK PLAN WORKSHOPS

Over the course of 2019-2020, early efforts to improve the parks within the Village included a series of public meetings. At these meetings, residents and stakeholders were afforded the opportunity to have their voice heard. At each of the workshops, a comprehensive presentation of all existing park components and amenities was made to the participants. Subsequently, in depth discussions with the community resulted in a series of

recommendations that were compiled for review and approval. As a result of these meetings, the following resolutions were adopted by ordinance to recommend for approval and incorporation as future improvements to some of the Village's parks. The individual ordinances are listed as follows:

- Ordinance No. 2019- 48 (Coral Reef Park Master Plan)
- Ordinance No. 2019- 104 (Palmetto Bay Park Master Plan)
- Ordinance No. 2019- 149 (Thalatta Estate Park Master Plan)
- Ordinance No. 2020- 26 (Ludovici Park Master Plan)
- Ordinance No. 2020- 27 (Perrine Wayside "Dog Park" Master Plan)

At approval, each of the ordinances would become the official "2019 Park Master Plan," for the following parks individually. Each of the individual park master plans included improvements on an item-by-item basis. The recommended improvements are listed for each park below:

CORAL REEF PARK MASTER PLAN RECOMMENDATIONS

- Enhanced Tennis/Pickle Ball Facilities
- Tennis Shop
- Reconfigured Entrance on 152 Street
- Additional Volleyball Courts (2)
- Additional walking paths
- Canal Water Feature
- Canoe Launch/Paddle Boats/Storage
- Expanded Playground
- Frisbee Course
- Perimeter Landscaping/ Bern
- Nature Education/ Multipurpose Building

PALMETTO BAY PARK MASTER PLAN RECOMMENDATIONS

- Splash Pad
- Enhanced Landscaping
- Pine Tree Preserve
- New Walkways
- Sensory Garden
- ADA Restroom
- Expanded Recreation Building
- Labyrinth
- Improved Skate Park
- New Fence
- Expanded Basketball Courts
- Storage

THALATTA ESTATE PARK MASTER PLAN RECOMMENDATIONS

- Walkway along Canal
- New Pedestrian Bridge
- Pier
- Shoreline Stabilization

LUDOVICI PARK MASTER PLAN RECOMMENDATIONS

- ADA Bathroom on 2nd Floor
- Elevator Repair
- Planter Wall Barrier along North Property Line
- Fencing along Mangroves

PERRINE WAYSIDE "DOG PARK" MASTER PLAN RECOMMENDATIONS

- Seating area/re-contoured slope
- ADA bathroom



CORAL REEF PARK

7895 SW 152ND STREET

FIGURE 16 – *CORAL REEF PARK SITE AERIAL*

CORAL REEF PARK

General Description

Coral Reef Park is an approximately 48-acre community park facility that serves the heart of the residential community and the greater overall northern region of the Village. The park is characterized by two distinct use areas that are split by the South Florida Water Management District Canal. A series of unique pedestrian bridges connect the two areas, enhancing the park's interconnectivity and linking the eastern side's passive nature with the more activity-based program on the west.

The park's main entrance is from SW 152nd Street on the south, with general neighborhood frontage along Palmetto Road to the east, SW 80th Avenue to the west, and SW 148th Street to the north. Two separate parking lots are accessed directly from SW 152nd Street. The east parking lot is 68 spaces. The western lot is 77 spaces, which are occasionally shared with Coral Reef Elementary. There are a total of 145 parking spaces. Palmetto Road is a heavily trafficked roadway that impedes pedestrian access on the eastern side of the park. However, the lower intensity scale of the roadways on the north and west allow for pedestrian activity into the park from these single-family residential neighborhoods.

Coral Reef Park offers a wide variety athletic facilities, including Baseball/Softball (3), Soccer (1), Football (1), Beach Volleyball (2), Tennis (8), and Racquetball (4). In addition to these athletic facilities, the park offers an expansive playground for different age groups. Surrounding the park is a network of walking and jogging paths, including pathways integrated through a natural pinelands preserve. At the park's center is a LEED-certified concession stand, where patrons can purchase food or drink to enjoy at one of the park's pavilions, picnic areas, or open play areas.

Initial Observations

The following issues and opportunities were identified within the park:

- Limited seating areas for spectator sports
- Secluded natural trail area, separate from the rest of the park
- Dated playground equipment for a park of this significance
- Lack of indoor recreation/activity space

The following preliminary recommendations would improve this park:

- Expand areas for playground modernization, including the enhancement and addition of new playground equipment.
- Improve seating areas for spectator sports, with structured/ natural shade
- Introduce concepts for Crime Prevention Through Environmental Design (CPTED)
- Implement recommendations identified in the 2019 Coral Reef Park Master Plan

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD	●		●		
BASKETBALL COURT		●			
BIKE RACKS	●			●	
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●			●	
EXERCISE EQUIPMENT	●			●	
FENCING AND WALLS	●		●		
FIELD LIGHTING		●			
FIELD STORAGE	●			●	
FOOTBALL FIELD	●			●	
GENERAL LANDSCAPING	●		●		
MULTI-USE ROOMS		●			
PARKING	●		●		
PARK LIGHTING		●			
PARKING LOT LIGHTING	●		●		
PLAYGROUND EQUIPMENT	●			●	
PLAYGROUND SURFACES	●		●		
RAQUETBALL COURTS	●			●	
RESTROOMS	●			●	
SEATING AND FURNITURE	●			●	
SHADE STRUCTURE	●		●		
SKATING FACILITIES		●			
SOCCER FIELD	●		●		
SOD	●		●		
SWIMMING POOL		●			
TENNIS COURTS	●		●		
TREE CANOPY	●		●		
WALKWAY SURFACES	●			●	
WASTE RECEPTACLES	●			●	
WATER FOUNTAINS	●			●	
WIFI SERVICE	●		●		









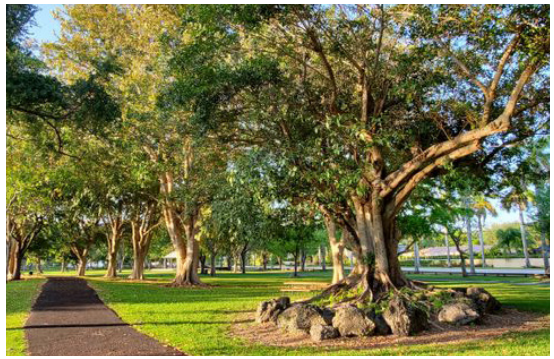


FIGURE 17 – *CORAL REEF PARK EXISTING SITE PHOTOS*











FIGURE 18 – *CORAL REEF PARK EXISTING SITE PHOTOS*

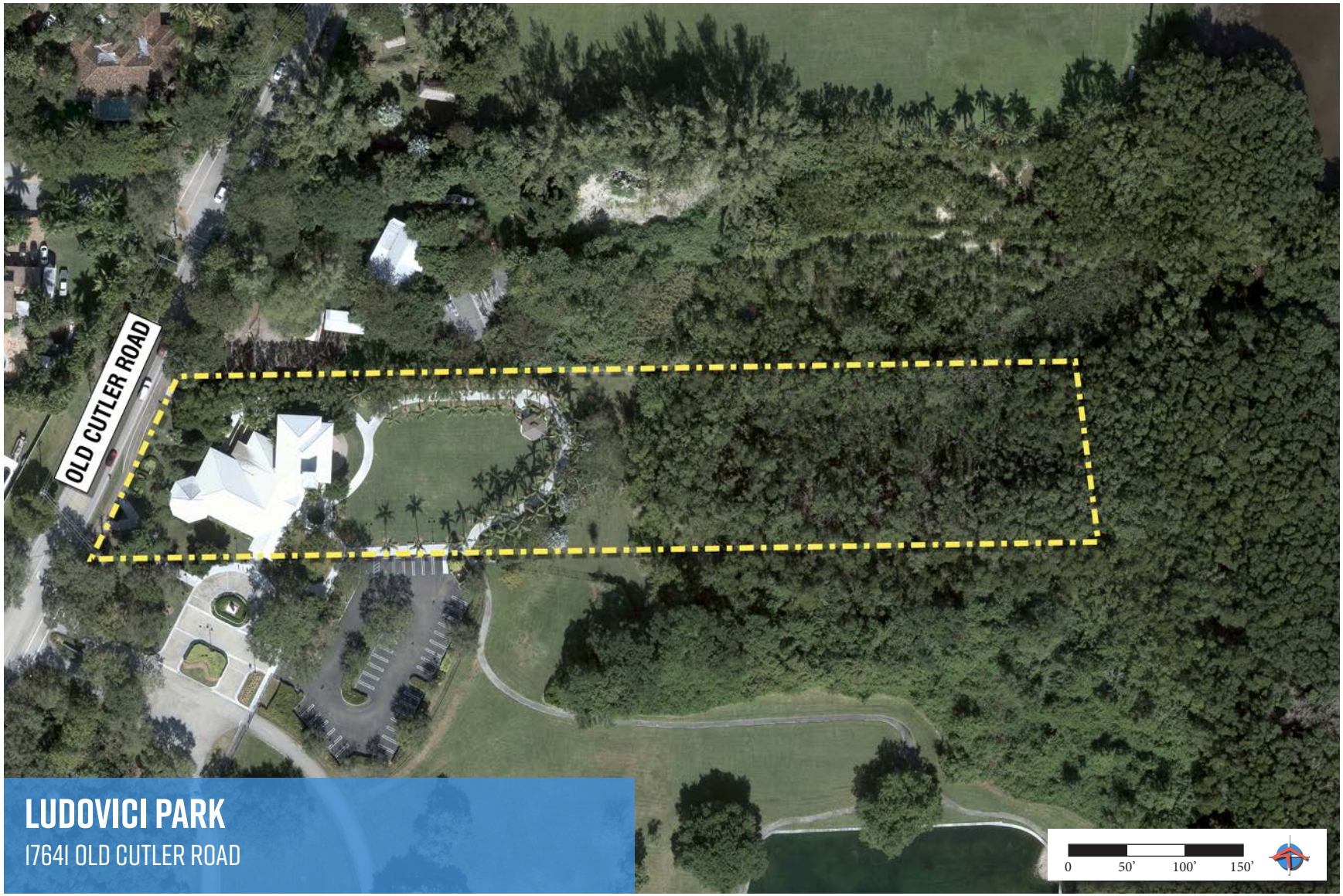


FIGURE 19 – *LUDOVICI PARK SITE AERIAL*

LUDOVICI PARK

General Description

Ludovici Park is an approximately 2.64-acre specialty park facility that serves the Village of Palmetto Bay. The park is characterized by its great lawn, which serves as the backdrop for the Edward and Arlene Feller Community Room and Amphitheater attached to the north side of the ground floor of the Palmetto Bay Branch Library.

The main entrance to the park is shared with the library, where the access occurs from Old Cutler Road, just south of SW 176th Street. It is served by a parking lot (32 spaces) directly on the south side of the lawn area. To the north is private residential property, to the south is Palmetto Bay Village Center, and east is Biscayne Bay. Given the prominent waterfront location, the park maintains vehicular access from a single roadway, Old Cutler Road. However, a shared-use pedestrian/bike path traverses along the library's west side and provides a significant pedestrian connector to the nearby single-family residential to the west and outward.

Ludovici Park offers the community a space to host outdoor performances or other events. The Library also hosts outdoor events, taking full advantage of the park's expansive lawn. Additional events, including the Take and Make Craft Days and Movie Matinees on Saturday nights, are some of the most popular. Surrounding the park and connecting to an extensive path system along Old Cutler Road is a walkway with various palm planting and landscape materials. Midway through the walkway, located at the east end of the park, is an outdoor gazebo structure where community members may enjoy a picnic or read a good book with the sounds of nature.

Initial Observations

The following issues and opportunities were identified within the park:

- Lack of significant signage that separates the park from the library facility
- Highly visible parking areas without buffer, in close proximity to the lawn space
- Absence of significant tree at the edges of the open space

The following preliminary recommendations would improve this park:

- Celebrate the natural landscape features of the site, including mangroves
- Implement recommendations identified in the 2019 Ludovici Park Master Plan

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD		●			
BASKETBALL COURT		●			
BIKE RACKS	●		●		
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●		●		
EXERCISE EQUIPMENT		●			
FENCING AND WALLS	●			●	
FIELD LIGHTING		●			
FIELD STORAGE		●			
FOOTBALL FIELD		●			
GENERAL LANDSCAPING	●		●		
MULTI-USE ROOMS	●		●		
PARKING	●		●		
PARK LIGHTING	●		●		
PARKING LOT LIGHTING	●		●		
PLAYGROUND EQUIPMENT		●			
PLAYGROUND SURFACES		●			
RAQUETBALL COURTS		●			
RESTROOMS	●			●	
SEATING AND FURNITURE	●		●		
SHADE STRUCTURE	●			●	
SKATING FACILITIES		●			
SOCCER FIELD		●			
SOD	●		●		
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●			●	
WALKWAY SURFACES	●		●		
WASTE RECEPTACLES	●		●		
WATER FOUNTAINS	●			●	
WIFI SERVICE	●		●		







FIGURE 20 – *LUDOVICI PARK EXISTING SITE PHOTOS*









FIGURE 21 – *LUDOVICI PARK EXISTING SITE PHOTOS*



FIGURE 22 – *PALMETTO BAY PARK SITE AERIAL*

PALMETTO BAY PARK

General Description

Palmetto Bay Park is an approximately 24.84-acre community park facility serving the greater Village of Palmetto Bay. The park is characterized by its prominent location in proximity to the Village Hall Complex. The park occupies the eastern boundary of the more significant planned area, Downtown Palmetto Bay. Given its prominent location within this area of the Village, the park holds excellent potential to attract users from the existing single-family neighborhoods to the east and the new residents proposed for the mixed-use district to the west.

The park's primary vehicular entrance is from SW 175th Terrace on the very northeast side, entering a series of parking lots. Other boundaries include the new park drive adjacent to the undeveloped parcels on the west, SW 180th Street on the south, and SW 94th Avenue bordering a stable single-family residential neighborhood on the east. While vehicular traffic enters from the north entrance, the park is surrounded by a significant walking path where pedestrians/bicyclists may access the park, given the urbanized area.

Palmetto Bay Park offers a wide array of park amenities for residents of the Village. The park hosts several basketball (2), softball/baseball fields (6), and open fields (1) for soccer. A concession building with a second story observation deck overlooking the park is at the center of the fields. In addition to the fields, the park offers a fully accessible playground, broken down by ages, a newly renovated recreation room, and skate park. Surface parking totaling approximately 167 parking spaces serves park patrons. Walking paths link the various recreation and open green spaces, in addition to the two picnic pavilions available for rent.

Initial Observations

The following issues and opportunities were identified within the park:

- Unremarkable signage lacks impact, given the context within the Village's up-and-coming "Downtown"
- Fails to capture pedestrian/bicycle connectivity from the eastern residential neighborhoods
- Lacks clear visibility from SW 180th Street on the south
- Understated presence of pine rockland

The following preliminary recommendations would improve this park:

- Improve the wayfinding program that capitalizes on the increased development intensity of the area
- Facilitate safe connectivity for pedestrians and bicyclists into the park and around the park property
- Utilize open space to introduce a civic water feature
- Implement recommendations identified in the 2019 Palmetto Bay Park Master Plan
- Emphasize the protection/restoration of pine rocklands and explore eductional opportunities around it
- Utilize open space on the south side of the park as a passive/quiet reflection area, with natural buffer from pine rocklands and the more active uses to the north

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD	●		●		
BASKETBALL COURT	●		●		
BIKE RACKS	●		●		
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●			●	
EXERCISE EQUIPMENT	●			●	
FENCING AND WALLS	●		●		
FIELD LIGHTING	●		●		
FIELD STORAGE	●			●	
FOOTBALL FIELD	●			●	
GENERAL LANDSCAPING	●		●		
MEETING ROOMS	●		●		
PARKING	●		●		
PARK LIGHTING	●		●		
PARKING LOT LIGHTING	●		●		
PLAYGROUND EQUIPMENT	●			●	
PLAYGROUND SURFACES	●			●	
RAQUETBALL COURTS		●			
RESTROOMS	●		●		
SEATING AND FURNITURE	●			●	
SHADE STRUCTURE	●		●		
SKATING FACILITIES	●			●	
SOCCER FIELD	●			●	
SOD	●			●	
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●			●	
WALKWAY SURFACES	●		●		
WASTE RECEPTACLES	●		●		
WATER FOUNTAINS	●			●	
WIFI SERVICE	●		●		







FIGURE 23 – *PALMETTO BAY PARK EXISTING SITE PHOTOS*











FIGURE 24 – *PALMETTO BAY PARK EXISTING SITE PHOTOS*

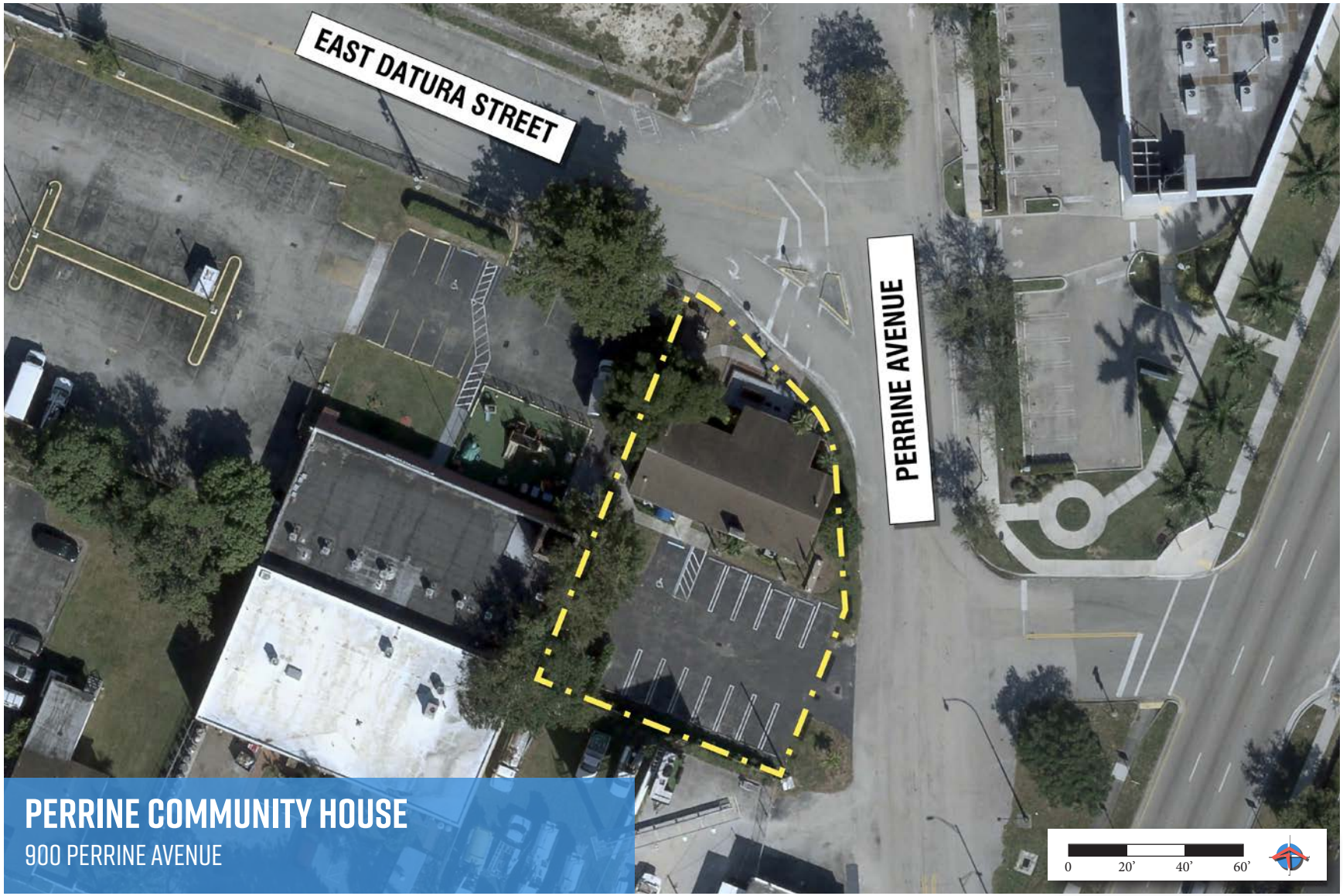


FIGURE 25 – *PERRINE COMMUNITY HOUSE SITE AERIAL*

PERRINE COMMUNITY HOUSE

General Description

Perrine Community House sits on an approximately 1/3rd – acre property, and is a specialty park facility centrally located within the "downtown" of Palmetto Bay. The facility's location at the confluence of several busy streets and avenues makes this a challenging location to access.

The facility is located on the southwest corner of W Datura Street and SW 97th Avenue intersection. Behind the building is a surface parking lot (15 spaces) that serves the community center, terminating at the SW 175th Terrace and S Dixie Highway intersection.

The Perrine Community House offers a community rental facility predominantly utilized as a meeting space for small village events. Presently, the Village hosts an art exhibition featuring local artists on the third Saturday of each month.

Initial Observations

The following issues and opportunities were identified within the park:

- Lacks visual prominence for a civic use within the area
- Confusing street network layout makes it difficult to access the facility

The following preliminary recommendations would improve this park:

- Improve pedestrian connections via crosswalks, traffic calming, given its proximity to the "downtown"
- Plan for future storm events, including the installation of impact windows
- Increase civic identity via signage/specialty landscaping, architectural feature

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD		●			
BASKETBALL COURT		●			
BIKE RACKS		●			
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●				●
EXERCISE EQUIPMENT		●			
FENCING AND WALLS	●			●	
FIELD LIGHTING		●			
FIELD STORAGE		●			
FOOTBALL FIELD		●			
GENERAL LANDSCAPING	●		●		
MEETING ROOMS	●		●		
PARKING	●			●	
PARK LIGHTING		●			
PARKING LOT LIGHTING	●		●		
PLAYGROUND EQUIPMENT		●			
PLAYGROUND SURFACES		●			
RAQUETBALL COURTS		●			
RESTROOMS	●		●		
SEATING AND FURNITURE		●			
SHADE STRUCTURE		●			
SKATING FACILITIES		●			
SOCCER FIELD		●			
SOD	●			●	
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●			●	
WALKWAY SURFACES	●			●	
WASTE RECEPTACLES		●			
WATER FOUNTAINS	●		●		
WIFI SERVICE	●		●		







FIGURE 26 – *PERRINE COMMUNITY HOUSE EXISTING SITE PHOTOS*











FIGURE 27 – *PERRINE COMMUNITY HOUSE EXISTING SITE PHOTOS*



PERRINE WAYSIDE DOG PARK

16425 S DIXIE HIGHWAY

FIGURE 28 – *PERRINE WAYSIDE DOG PARK SITE AERIAL*

PERRINE WAYSIDE DOG PARK

General Description

Perrine Wayside Dog Park is an approximately 2.73-acre specialty neighborhood park facility within the Village. The park's unique site layout is characterized by a natural lake water feature at the center of a densely planted tree canopy, making it ideal for families with dogs. The park offers separate areas for small and large dogs to roam off-leash and a network of interconnected pathways for guided walks around the landscape areas within the natural setting.

The park's primary vehicular entrance is from South Dixie Highway, just south of SW 160th Street. Given its prominent location on the heavily trafficked US-1 corridor, the park may be difficult to access for people traveling southbound without driving past the entrance and making a U-turn. Signage for the park is not easily identifiable as it gets lost within the primarily business-centric signage of the roadway corridor. While there are car dealerships to the north and south of the site, a school and residential neighborhood across 93rd Place to the east provides many opportunities for people to access the park from the secondary pedestrian only entrance at the terminus of SW 164th Street.

The Perrine Wayside Dog Park offers many of the standard features of a fully accessible dog park facility. These include the double gate entrances to each enclosed area (large and small dogs) at primary and secondary access points. A meandering perimeter walking path with a fence is covered in ample shade from the trees overhead and broken up with separate areas for dog park play equipment, seating areas/furnishings, a gazebo, and pet water fountains.

Initial Observations

The following issues and opportunities were identified within the park:

- Limited visibility and difficult access
- Worn ground surfaces within the dog run area
- Sloped area with rocks at the edge of the water body
- Lack of dog run areas with protection from sloping rock areas at the water's edge

The following preliminary recommendations would improve this park:

- Capitalize on available open space to provide more areas for dog toys/equipment and run space
- Improve park signage
- Incorporate more comfortably shaded seating areas at the water's edge
- Implement recommendations identified in the 2019 Perrine Wayside "Dog Park" Master Plan

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD		●			
BASKETBALL COURT		●			
BIKE RACKS		●			
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●		●		
EXERCISE EQUIPMENT		●			
FENCING AND WALLS	●		●		
FIELD LIGHTING		●			
FIELD STORAGE		●			
FOOTBALL FIELD		●			
GENERAL LANDSCAPING	●		●		
MULTI-USE ROOMS		●			
PARKING	●			●	
PARK LIGHTING		●			
PARKING LOT LIGHTING		●			
PLAYGROUND EQUIPMENT		●			
PLAYGROUND SURFACES		●			
RAQUETBALL COURTS		●			
RESTROOMS		●			
SEATING AND FURNITURE	●		●		
SHADE STRUCTURE	●		●		
SKATING FACILITIES		●			
SOCCER FIELD		●			
SOD	●			●	
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●		●		
WALKWAY SURFACES	●		●		
WASTE RECEPTACLES	●		●		
WATER FOUNTAINS	●		●		
WIFI SERVICE	●		●		

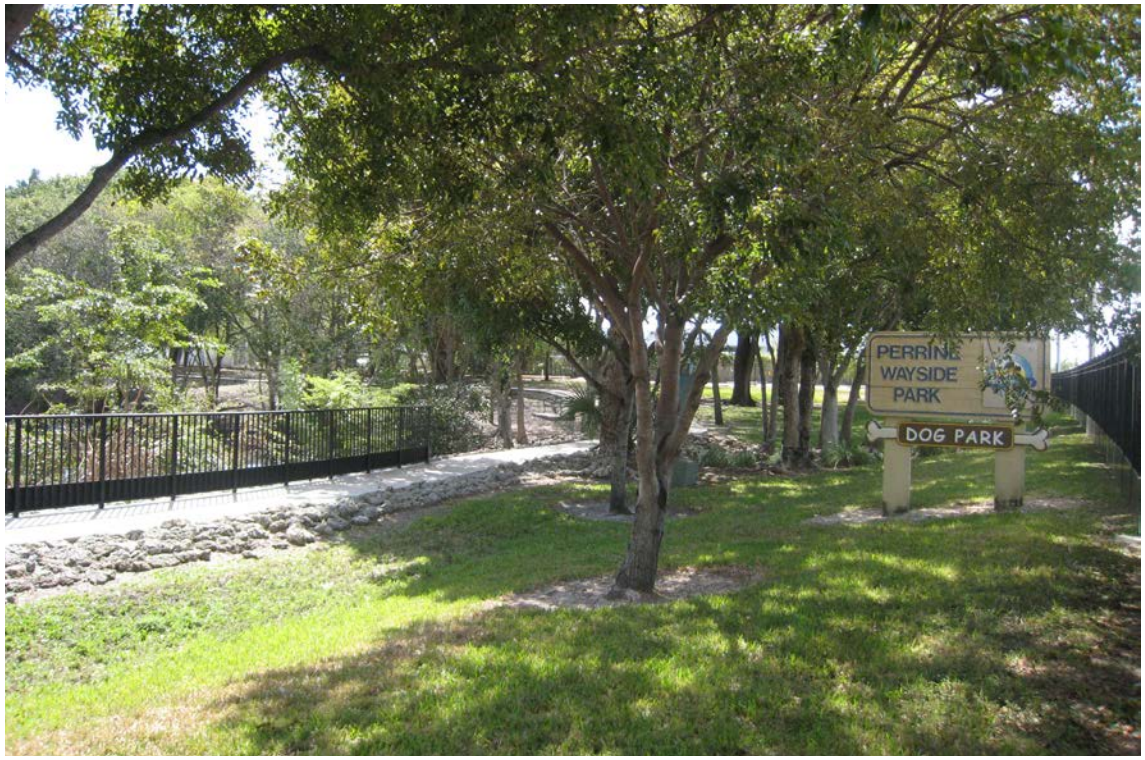






FIGURE 29 – *PERRINE WAYSIDE DOG PARK EXISTING SITE PHOTOS*







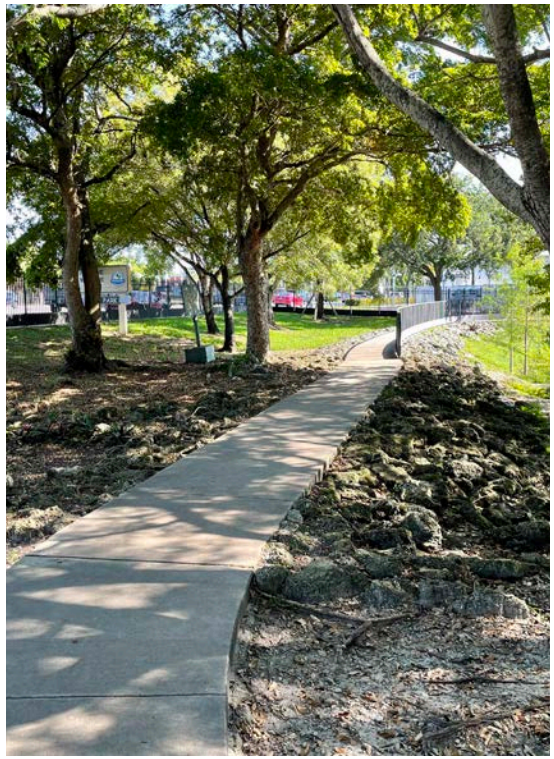


FIGURE 30 – *PERRINE WAYSIDE DOG PARK EXISTING SITE PHOTOS*



FIGURE 31 – *THALATTA ESTATE PARK SITE AERIAL*

THALATTA ESTATE PARK

General Description

Thalatta Estate Park is an approximately 3.52-acre specialty park facility serving the Village of Palmetto Bay and Miami-Dade County. The park is characterized by its Mediterranean two-story vintage residence on the western side of the property, which serves as the terminating feature of the main entrance. To the east, leading up to an unobstructed view of Biscayne Bay is a classic garden setting with paths, furnishings, and landscaping.

The main entrance to the park occurs into the grand forecourt with a landscape garden square and paved surface parking off of Old Cutler Road, just north of SW 174th Street. The property holds a singular street frontage along Old Cutler Road. To the south is residential use, and to the north and east, water frontage is provided by a canal and Biscayne Bay.

The Thalatta Estate Park offers classic European charm with a Mediterranean-Revival home surrounded by an outdoor plaza, landscape water features, a grand lawn, and vast bay views. The park is an ideal space, available for rent for special events. Its picturesque views, quiet setting, and amply furnished outdoor spaces provide the residential neighborhoods due west and throughout the Village the perfect place to separate from the South Florida action.

Initial Observations

The following issues and opportunities were identified within the park:

- Difficult to identify, given the setback monument signage within the landscaping
- Lack of shaded areas, especially within the garden seating areas
- Limited uses for younger age groups
- Underutilized areas of precious waterfront, including the canal frontage
- No park access from the water

The following preliminary recommendations would improve this park:

- Incorporate long access view towards the house, with the arrival signage
- Utilize the path to highlight the historical significance of the property or for sculptures/art
- Establish a clear link to the library and programming at Ludovici Park (signage/wayfinding)
- Offer access to the park via a pier structure in the water, or similar
- Implement recommendations identified in the 2019 Thalatta Estate Park Master Plan

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD		●			
BASKETBALL COURT		●			
BIKE RACKS	●		●		
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS	●			●	
EXERCISE EQUIPMENT		●			
FENCING AND WALLS	●		●		
FIELD LIGHTING		●			
FIELD STORAGE		●			
FOOTBALL FIELD		●			
GENERAL LANDSCAPING	●		●		
MULTI-USE ROOMS		●			
PARKING	●		●		
PARK LIGHTING	●		●		
PARKING LOT LIGHTING	●			●	
PLAYGROUND EQUIPMENT		●			
PLAYGROUND SURFACES		●			
RAQUETBALL COURTS		●			
RESTROOMS	●		●		
SEATING AND FURNITURE	●		●		
SHADE STRUCTURE		●			
SKATING FACILITIES		●			
SOCCER FIELD		●			
SOD	●		●		
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●			●	
WALKWAY SURFACES	●		●		
WASTE RECEPTACLES	●		●		
WATER FOUNTAINS	●		●		
WIFI SERVICE	●		●		







FIGURE 32 – *THALATTA ESTATE PARK EXISTING SITE PHOTOS*











FIGURE 33 – *THALATTA ESTATE PARK EXISTING SITE PHOTOS*



FIGURE 34 – *THE WOODS SITE AERIAL*

THE WOODS

General Description

The Woods is an approximately 8.69-acre specialty passive park facility located in the heart of the Village of Palmetto Bay. The park was declared surplus by Miami-Dade County Resolution in July of 2019, and subsequently leased to the Village of Palmetto Bay as a passive park.

The passive park occupies a continguous area with three separate street frontages: SW 168th Street on the north, SW 88th Court to the west, and SW 88th Avenue to the east. The southern edge of the open space extends to the interior side of two single-family homes just beyond SW 172nd Street which dead-ends at the open space.

At the time of this report, the passive park functions as an unimproved natural area. Pursuant to the terms of the lease agreement with Miami-Dade County, improvements to the park shall be limited to installation of permanent signs indicating the parks passive nature, installation of a minimum six (6) park benches, a nature trail, and four interpretive signs explaining the value of any vegetation and wildlife. In addition, any invasive exotic plants shall be removed to accommodate planting of native hammock and wetland flora.

Initial Observations

The following issues and opportunities were identified within the park:

- Lacking pedestrian connections from the neighborhoods to the east and west
- Limited presence/identity from the street
- Lack of signage/wayfinding

The following preliminary recommendations would improve this park:

- Increase visibililty of the park lands through signage program
- Improve identity of the park as a natural preserve
- Create pedestrian connections from the surrounding neighborhoods connecting to a nature trail
- Install furnishings that provide a place for quiet reflection
- Capitalize on opportunities for passive education programming

PARK INVENTORY	AVAILABILITY		CONDITION		
	YES	NO	GOOD	FAIR	POOR
BASEBALL FIELD		●			
BASKETBALL COURT		●			
BIKE RACKS		●			
BOAT LAUNCH/DOCK		●			
COMMUNITY CENTER		●			
ENTRY SIGNS		●			
EXERCISE EQUIPMENT		●			
FENCING AND WALLS		●			
FIELD LIGHTING		●			
FIELD STORAGE		●			
FOOTBALL FIELD		●			
GENERAL LANDSCAPING	●			●	
MULTI-USE ROOMS		●			
PARKING		●			
PARK LIGHTING		●			
PARKING LOT LIGHTING		●			
PLAYGROUND EQUIPMENT		●			
PLAYGROUND SURFACES		●			
RAQUETBALL COURTS		●			
RESTROOMS		●			
SEATING AND FURNITURE		●			
SHADE STRUCTURE		●			
SKATING FACILITIES		●			
SOCCER FIELD		●			
SOD	●			●	
SWIMMING POOL		●			
TENNIS COURTS		●			
TREE CANOPY	●			●	
WALKWAY SURFACES		●			
WASTE RECEPTACLES		●			
WATER FOUNTAINS		●			
WIFI SERVICE		●			

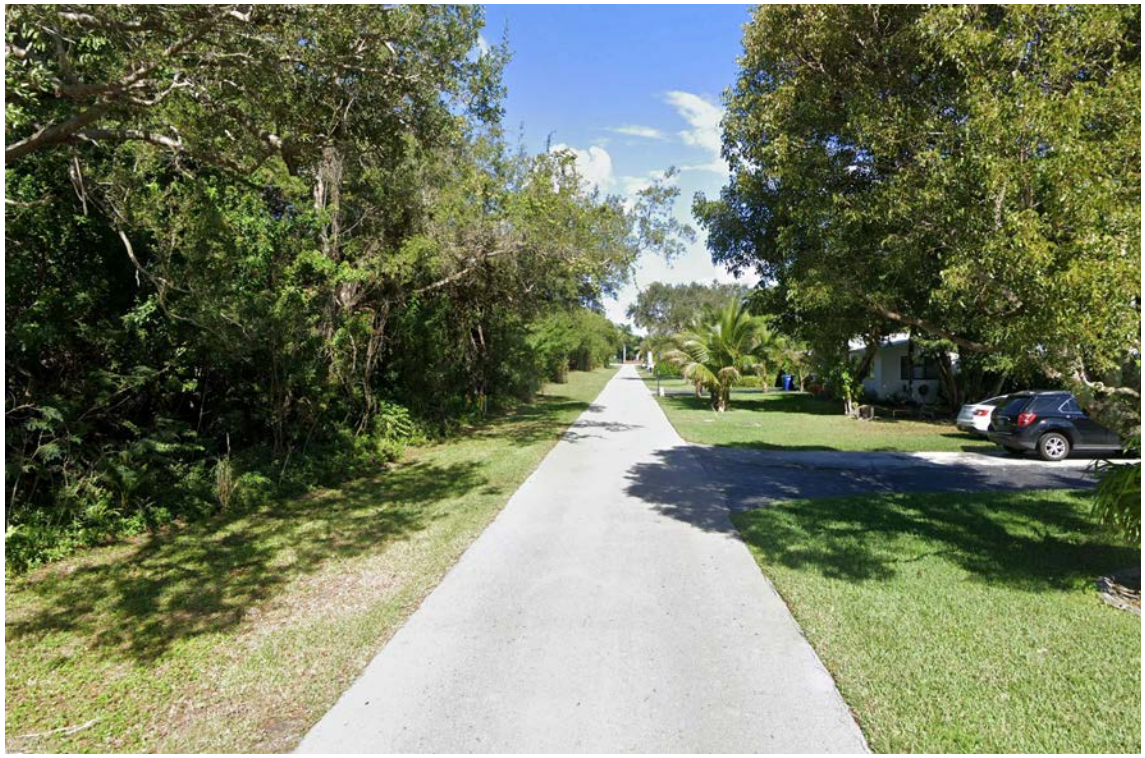






FIGURE 35 – *THE WOODS EXISTING SITE PHOTOS*









FIGURE 36 – *THE WOODS EXISTING SITE PHOTOS*

This page was intentionally left blank.

5

NEEDS ASSESSMENT

This page was intentionally left blank.



5.1 INTRODUCTION

The Needs Assessment is a series of analysis designed and administered by the Team to engage the community on behalf of the Village. In the planning process, it is critically important to get residents and stakeholder feedback to inform future policies and actions to improve the Village's parks and recreation programs and facilities. Information received during the administration of the Needs Assessment elements are intended to inform future decisions regarding agency staffing, recreation offerings, and many other factors that effect strategic planning of the agency.

The National Recreation and Parks Association (NRPA) states Needs Assessments can give a sense of how the community currently engages with the agency, provides data on residents' satisfaction with the park and recreation agency offerings, and identifies community needs and priorities.

To best inform the Needs Assessment in this planning process, the Team prepared/administered the following:

- Urban Context Analysis (Refer to Chapter 3)
- Existing Park Conditions Analysis (Refer to Chapter 4)
- Community Interest and Opinion Survey
- Demographic Analysis
- Level of Service Analysis
- Additional Community Guidance

An overview synopsis of each analysis is provided in this Chapter. The full Community Interest and Opinion Survey Findings report is provided as part of the Appendix:

5. 2 COMMUNITY INTEREST AND OPINION SURVEY

OVERVIEW

ETC Institute administered a Community Interest and Opinion Survey during the months of spring 2022. The survey will help the Village of Palmetto Bay plan for future recreation programs and facilities that meet the community's needs and preferences.

METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the Village of Palmetto Bay. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at PalmettoBaySurvey.org.

After the surveys were mailed, ETC Institute followed up by sending text messages and mailing postcards to encourage participation. The text messages and postcards contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the Village of Palmetto Bay from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to complete a minimum of 400 completed surveys from residents. The goal was exceeded with 409 completed surveys collected. The overall results for the sample of 409 households have a precision of at least +/-4.7 at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey (Section 2)
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs (Section 3)
- Tabular data showing the overall results for all questions on the survey (Section 4)
- Responses from open-ended questions (Section 5)
- A copy of the survey instrument (Section 6)

The major findings of the survey are summarized on the following pages.

PARKS AND RECREATION FACILITIES AND PROGRAMS USE

Use of Facilities and Amenities

Respondents were asked to select all the parks and recreation facilities/amenities used by their household. Large community parks (83%), walking paths (77%), and restrooms (57%) were selected most often. Then those respondents were asked to rate their level of satisfaction with each facility. Respondents were most satisfied (rating either very satisfied or satisfied) with large community parks (92%), tennis centers (92%), volleyball courts (91%), and open space/lawn (91%). The facilities/amenities most important to households (selected as one of respondent's top three priorities) were large community parks (55%), walking paths (53%), and small neighborhood parks (41%). Overall, 82% of households rated the overall quality of amenities as either good (55%) or excellent (27%).

Specific Facilities Used

Respondents were asked to select all the facilities their household had visited within the past two years. Coral Reef Park (93%) and Palmetto

Bay Park (59%) were the most popular parks. Respondents were then asked to choose the top two facilities they used most often; once again, Coral Reef Park (88%) and Palmetto Bay Park (46%) were selected.

Program Participation

Respondents were asked if they had participated in Village of Palmetto Bay parks or recreation activities within the past two years. Twenty-two percent (22%) of respondents said someone in their household had participated. Of those participants, 54% had done 2-3 programs, and 33% had done one program. Respondents were most satisfied (rating very satisfied) with Nature Postings—Kast Away Kids Night Out (67%), tennis summer camp (50%), and Nature Postings—Family Kayak Adventure (47%). Those same respondents were then asked to rate their level of satisfaction with the program services and operations. Respondents were most satisfied (rating either very satisfied or satisfied) with the location of programs (88%), quality of instructors (81%), and quality of facility (80%).

Barriers to Use

Most respondents (77%) said they drive to facilities, 73% walked, and 53% rode a bike. Sixty-one percent (61%) have access to parks and green space within walking distance of their home. The largest barriers facilities and programs use for respondents is distance from residence (15%), insufficient security (13%), and over-crowding (11%).

Communication Methods

Respondents most often learned about recreation programs and activities from social media (39%), email blasts (32%), or the community recreation website (22%).

Benefits of Services

Respondents were asked to indicate their level of agreement with two statements regarding the benefits of parks and recreation. Respondents equally strongly agreed (62%) with both statements (facilities enhance quality of life and increase property values).

PARKS AND RECREATION IMPROVEMENTS AND FUNDING

Taxation

Respondents were asked how much they'd be willing to pay in additional monthly tax revenue for the parks and recreation services they most value. The highest number of respondents (26%) said $10 or more followed by 22% not willing to pay anything. On a referendum to increase taxation, most respondents (54%) said they would likely vote in favor, 19% might vote in favor, 17% were not sure, and 10% would vote against (Figure 37).

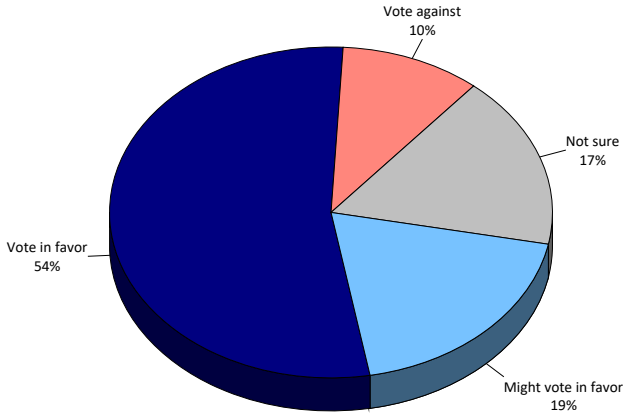


FIGURE 37 – *Q19: HOW RESPONDENTS WOULD LIKELY VOTE IN A REFERENDUM*

Support for Improvements/ Developments

Respondents were provided a list of 14 potential actions to improve parks and recreation. Respondents were most supportive (selecting "very supportive") of maintaining existing trails and waterways (85%),

improving/maintaining existing parks, recreation facilities, and fields (83%), and developing new trails and connecting existing trails (66%). Respondents were then asked to select the four actions they would be most willing to fund. These were the four items selected most often:

- Improve/maintain parks, recreation facilities, and fields (46%)
- Develop indoor recreation center(s) (34%)
- Maintain existing trails and waterways (33%)
- Purchase land for new neighborhood parks (32%)

Allocation of Funds

Respondents were asked to allocate a hypothetical $100 budget for Parks and Recreation. The highest amount of funding ($19.19) went to improvements/maintenance to existing parks and recreation facilities followed by $13.03 for acquiring more park land, and $12.81 for the development of new indoor recreation centers. The allocation for each of the categories is shown (Figure 38).

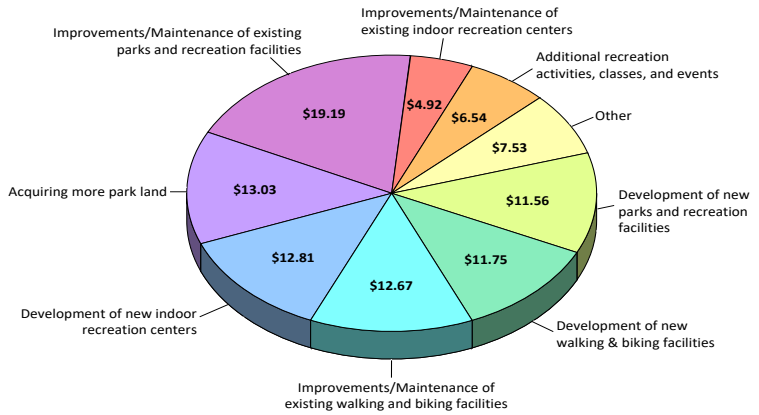


FIGURE 38 – *Q2I: WITH A BUDGET OF $100, HOW WOULD RESPONDENTS ALLOCATE FUNDS AMONG THESE CATEGORIES?*

FACILITIES AND AMENITIES NEEDS AND PRIORITIES

Facility/Amenity Needs

Respondents were asked to identify if their household had a need for 31 facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various facilities/amenities.

The three facilities/amenities with the highest estimated number of households that have an unmet need:

- Exercise/fitness room – 2,115 households
- Community Gardens – 2,092 households
- Smaller neighborhood parks– 2,084 households

The estimated number of households that have unmet needs for each of the 31 facilities/amenities assessed is shown in (Figure 39).

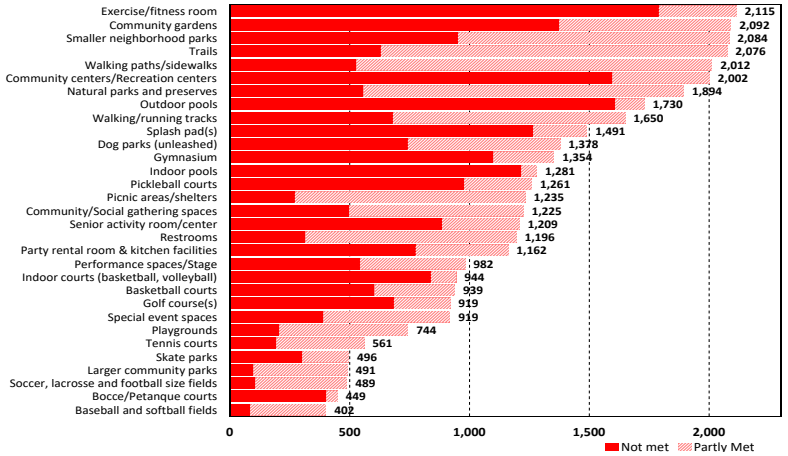


FIGURE 39 – *Q11C: ESTIMATED NUMBER OF HOUSEHOLDS WHOSE FACILITY/AMENITY NEEDS ARE ONLY "PARTLY MET" OR "NOT MET*

Facilities and Amenities Importance

In addition to assessing the needs for each facility/amenity, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four most important amenities to residents:

- Natural parks and preserves (35%)
- Larger community parks (32%)
- Smaller neighborhood parks (32%)
- Walking paths/sidewalks (25%)

The percentage of residents who selected each facility/amenity as one of their top four choices is shown in (Figure 40).

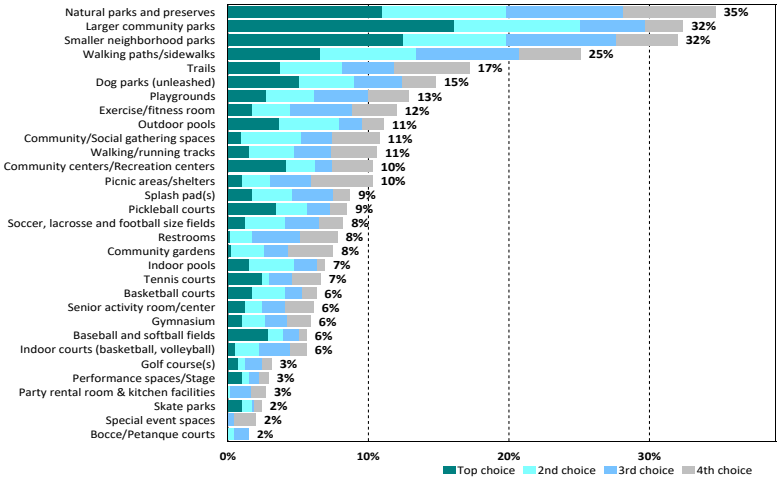


FIGURE 40 – *Q12: MOST IMPORTANT FACILITY AMENITY TO HOUSEHOLDS*

Priorities for Facility Investments

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weights (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the facility/amenity. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following parks and recreation facilities/amenities were rated as high priorities for investment:

- Smaller neighborhood parks (PIR=190.8)
- Natural parks and preserves (PIR=189.6)
- Walking paths/sidewalks (PIR=167.5)
- Trails (PIR=147.7)
- Exercise/fitness room (PIR=134.6)
- Community centers/Recreation centers (PIR=124.4)
- Community gardens (PIR=120.5)
- Larger community parks (PIR=116.6)
- Outdoor pools (PIR=113.8)
- Walking/running tracks (PIR=108.6)
- Dog parks (unleashed) (PIR=107.8)

(Figure 41) shows the Priority Investment Rating for each of the 31 facilities/amenities assessed on the survey.

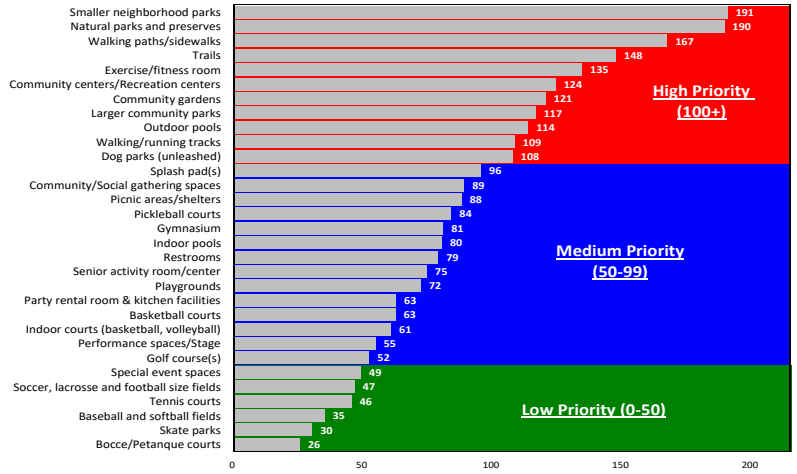


FIGURE 41 – *TOP PRIORITIES FOR INVESTMENT FOR FACILITY/AMENITY BASED ON PIR*

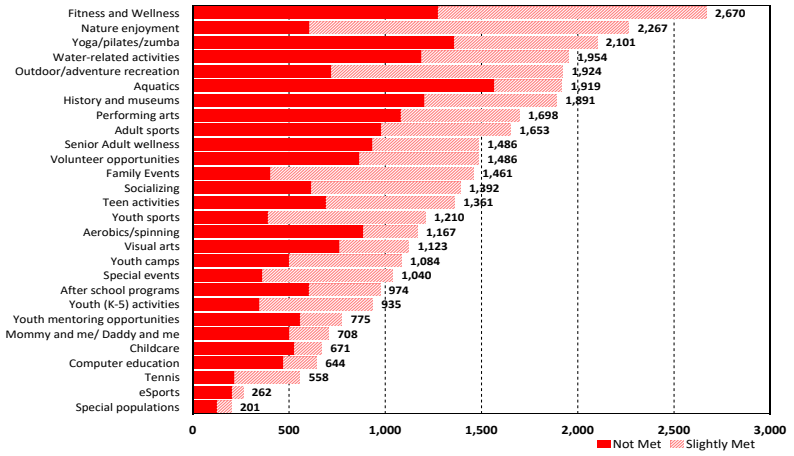


FIGURE 42 – *QI3C: ESTIMATED NUMBER OF HOUSEHOLDS WHOSE RECREATION ACTIVITY NEEDS ARE ONLY "PARTLY MET" OR "NOT MET"*

VILLAGE OF PALMETTO BAY RECREATION ACTIVITY NEEDS AND PRIORITIES

Activity Needs

Respondents were asked to identify if their household had a need for 28 activities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various activities.

The three activities with the highest estimated number of households that have an unmet need:

- Fitness and Wellness – 2,670 households
- Nature enjoyment – 2,267 households
- Yoga/Pilates/Zumba – 2,101 households

The estimated number of households that have unmet needs for each of the 28 recreation activities assessed is shown in (Figure 42).

Activities Importance

In addition to assessing the needs for each activity, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these are the four most important recreation activities to residents:

- Nature Enjoyment (35%)
- Fitness and Wellness (31%)
- Outdoor/adventure recreation (19%)
- Family events (17%)

The percentage of residents who selected each activity as one of their top four choices is shown in (Figure 43).

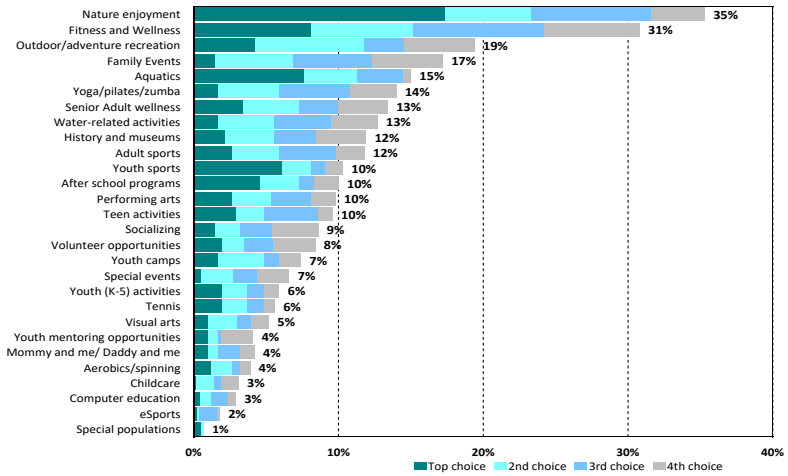


FIGURE 43 – *Q14: MOST IMPORTANT RECREATION ACTIVITY TO HOUSEHOLDS*

Activity Participation

Respondents were asked to select the top four programs their household participated in most often. Nature enjoyment (38%), fitness and wellness (26%), outdoor/adventure recreation (23%), and family events (18%) were selected most often.

Priorities for Recreation Activity Investments

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weights (1) the importance that residents place on each activity and (2) how many residents have unmet needs for the activity. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following Village of Palmetto Bay activities were rated as high priorities for investment:

- Fitness and Wellness (PIR=188)
- Nature enjoyment (PIR=185)
- Outdoor/adventure recreation (PIR=127)
- Yoga/Pilates/Zumba (PIR=118)
- Aquatics (PIR=114)
- Water-related activities (PIR=109)
- History and museums (PIR=105)
- Family Events (PIR=103)

(Figure 44) shows the Priority Investment Rating for each of the 28 activities assessed.

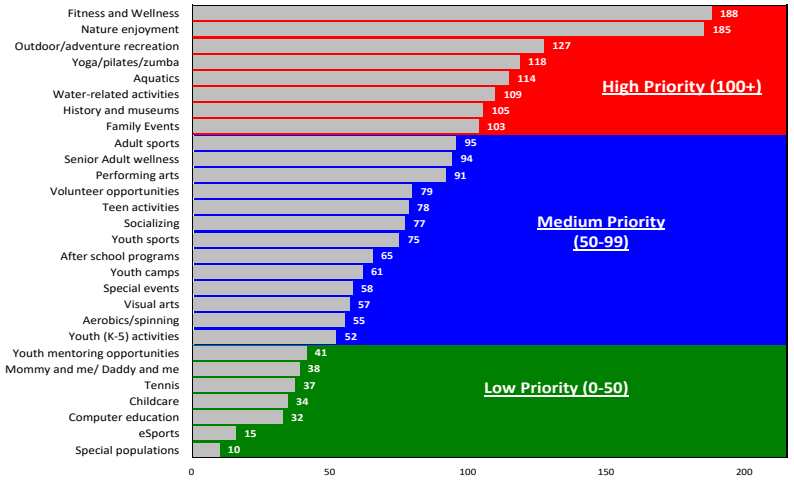


FIGURE 44 – *TOP PRIORITIES FOR INVESTMENT FOR RECREATION PROGRAMS BASED ON PIR*



KEY FACTS

24,614
Population

44.4
Median Age

2.9
Average Household Size

$126,383
Median Household Income

EDUCATION

5%
No High School Diploma

14%
High School Graduate

22%
Some College

60%
Bachelor's/Grad of Degree

BUSINESS

1,479
Total Businesses

10,386
Total Employees

EMPLOYMENT

77.1%
White Collar

10.2%
Blue Collar

12.7%
Services

2.5%
Unemployment Rate

INCOME

$126,383
Median Household Income

$64,108
Per Capita Income

$639,998
Median Net Worth

Households By Income
The largest group: $200,000+ (29.6%)
The smallest group: <$15,000 (2.2%)

Indicator ▲	Value	Diff
<$15,000	2.2%	-9.0%
$15,000 - $24,999	3.3%	-5.0%
$25,000 - $34,999	4.0%	-5.1%
$35,000 - $49,999	6.5%	-4.9%
$50,000 - $74,999	9.5%	-8.7%
$75,000 - $99,999	11.4%	-1.1%
$100,000 - $149,999	21.0%	+6.3%
$150,000 - $199,999	12.6%	+6.1%
$200,000+	29.6%	+21.4%

FIGURE 45 – *INFOGRAPHIC SNAPSHOT*

** HOUSEHOLDS BY INCOME COMPARISON IS BETWEEN PALMETTO BAY AND THE STATE OF FLORIDA*

5. 3 DEMOGRAPHIC ANALYSIS

Ballard*King & Associates (BK) has completed a demographic analysis for Palmetto Bay, Florida (Figure 46).

BK accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2022-2027 projections (Table 12).

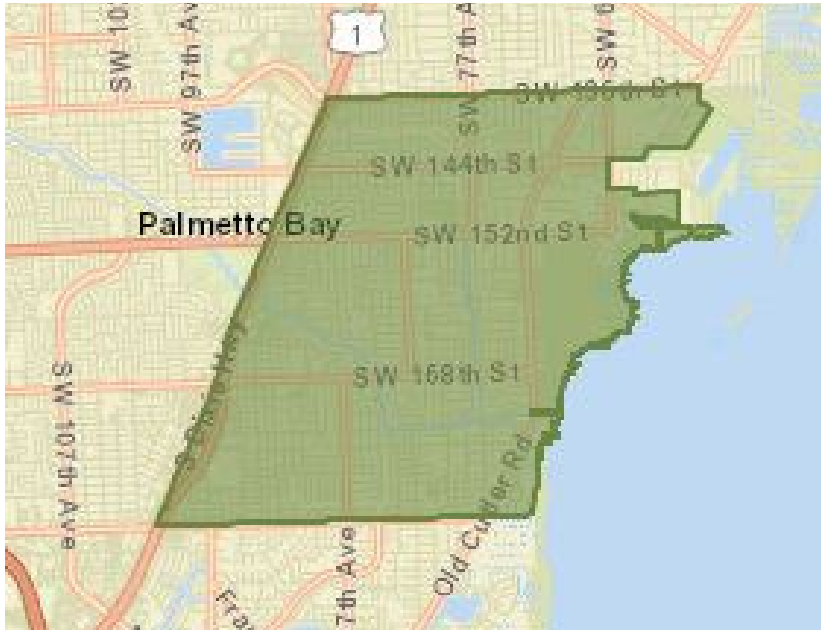


FIGURE 46 – PALMETTO BAY MAP

DEMOGRAPHIC SUMMARY (PALMETTO BAY)	
POPULATION	
2020 CENSUS	24,439
2022 ESTIMATE	24,614
2027 ESTIMATE	24,328
HOUSEHOLDS	
2020 CENSUS	8,339
2022 ESTIMATE	8,436
2027 ESTIMATE	8,366
FAMILIES	
2020 CENSUS	6,177
2022 ESTIMATE	6,905
2027 ESTIMATE	6,852
AVERAGE HOUSEHOLD SIZE	
2020 CENSUS	2.91
2022 ESTIMATE	2.90
2027 ESTIMATE	2.89
ETHNICITY (2021 ESTIMATE)	
HISPANIC	51.8%
WHITE	46.7%
BLACK	4.7%
AMERICAN INDIAN	0.2%
ASIAN	4.7%
PACIFIC ISLANDER	0.0%
OTHER	5.4%
MULTIPLE	38.3%
MEDIAN AGE	
2020 CENSUS	43.7
2022 ESTIMATE	44.4
2027 ESTIMATE	43.9
MEDIAN INCOME	
2022 ESTIMATE	$126,383
2027 ESTIMATE	$141,310

1- 2010 to 2020 Census, Palmetto Bay experienced a 4.4% increase in pop.

TABLE 12 – *DEMOGRAPHIC SUMMARY TABLE*

AGE AND INCOME

The median age and household income levels are compared with the national number as both of these factors are primary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

MEDIAN AGE			
	2020 CENSUS	2022 PROJECTION	2027 PROJECTIONS
PALMETTO BAY	43.7	44.4	43.9
STATE OF FLORIDA	40.8	42.8	43.2
NATIONALLY	38.6	38.9	39.6

TABLE 13 – *MEDIAN AGE*

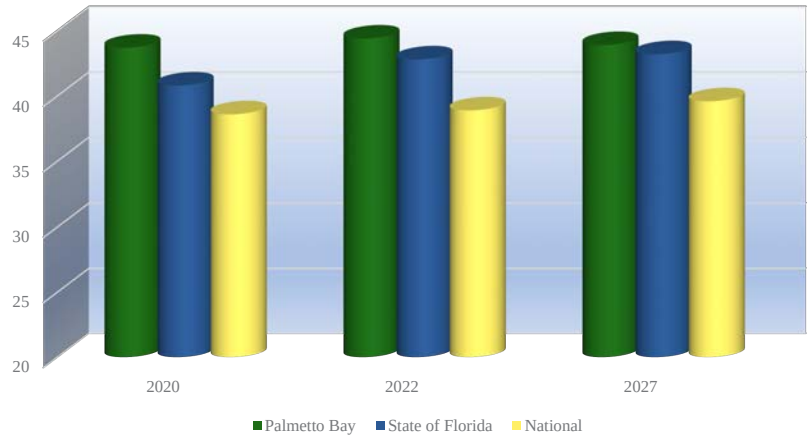


FIGURE 47 – *MEDIAN AGE*

The median age (Table 13) in Palmetto Bay is higher than the State of Florida and the National number.

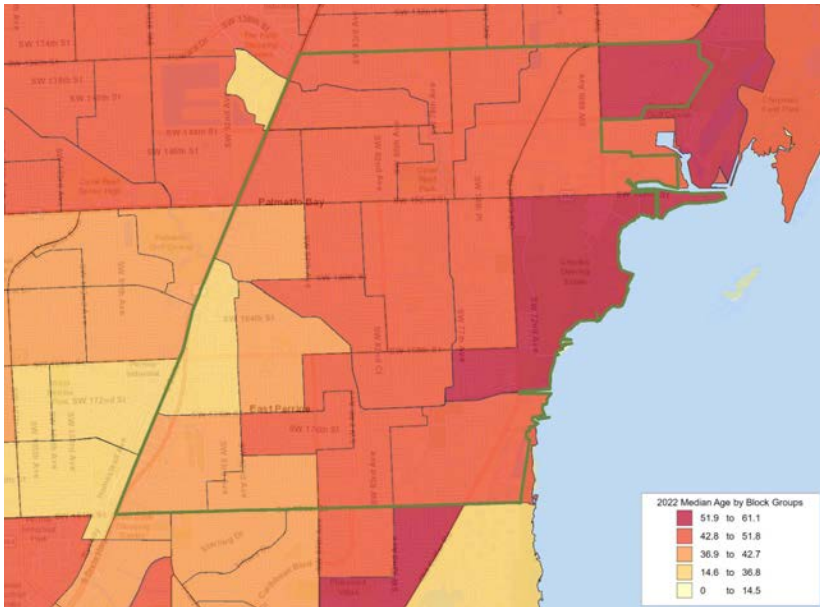


FIGURE 48 – *MEDIAN AGE BY BLOCK GROUP*

HOUSEHOLDS WITH CHILDREN

The following charts provides the number of households and percentage of households in Palmetto Bay with children.

HOUSEHOLDS WITH CHILDREN		
	# OF HOUSEHOLDS WITH CHILDREN	% OF HOUSEHOLDS W/ CHILDREN
PALMETTO BAY		38.4%
STATE OF FLORIDA	--	26.8%

TABLE 14 – *HOUSEHOLDS WITH CHILDREN*

The information contained in (Table 14) helps further outline the presence of families with children. As a point of comparison in the 2020 Census, 30.7% of households nationally had children present.

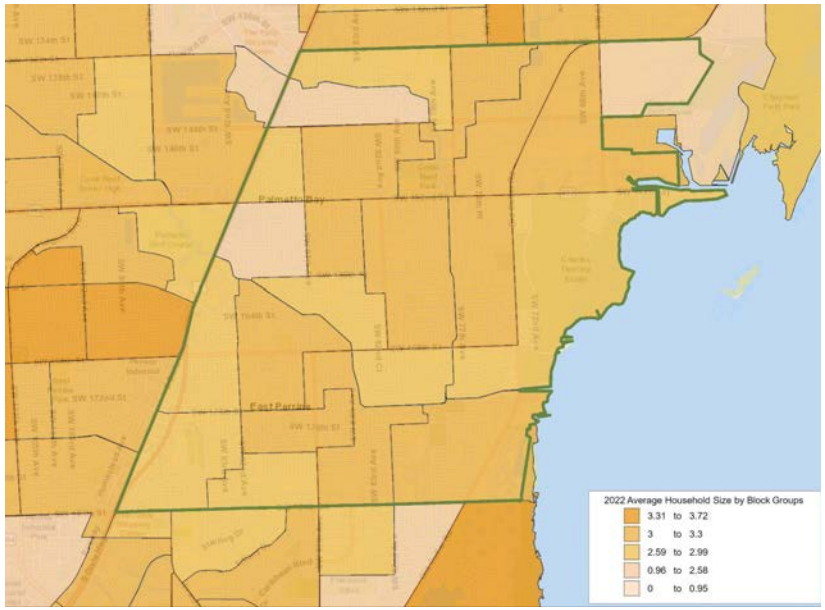


FIGURE 49 – *AVERAGE HOUSEHOLD SIZE BY BLOCK GROUP*

MEDIAN HOUSEHOLD INCOME

MEDIAN HOUSEHOLD INCOME		
	2022 PROJECTION	2027 PROJECTIONS
PALMETTO BAY	$126,383	$141,310
STATE OF FLORIDA	$65,438	$78,674
NATIONALLY	$72,414	$84,445

TABLE 15 – *MEDIAN HOUSEHOLD INCOME*

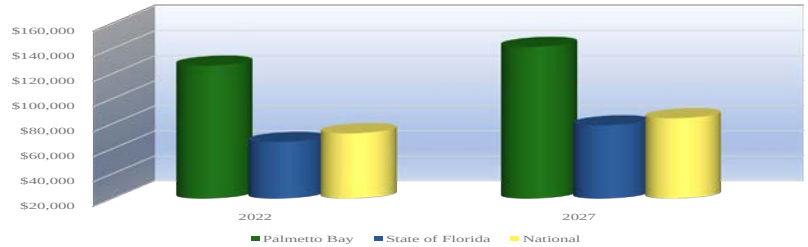


FIGURE 50 – *MEDIAN HOUSEHOLD INCOME*

Based on 2022 projections for median household income (Table 15) the following narrative describes the service areas:

In Palmetto Bay, the percentage of households with median income over $50,000 per year is 84.0% compared to 61.6% on a national level. Furthermore, the percentage of the households in the service area with median income less than $25,000 per year is 5.5% compared to a level of 18.0% nationally.

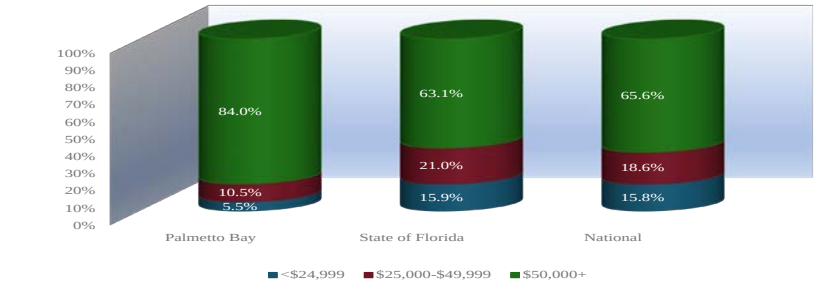


FIGURE 51 – *MEDIAN HOUSEHOLD INCOME DISTRIBUTION*

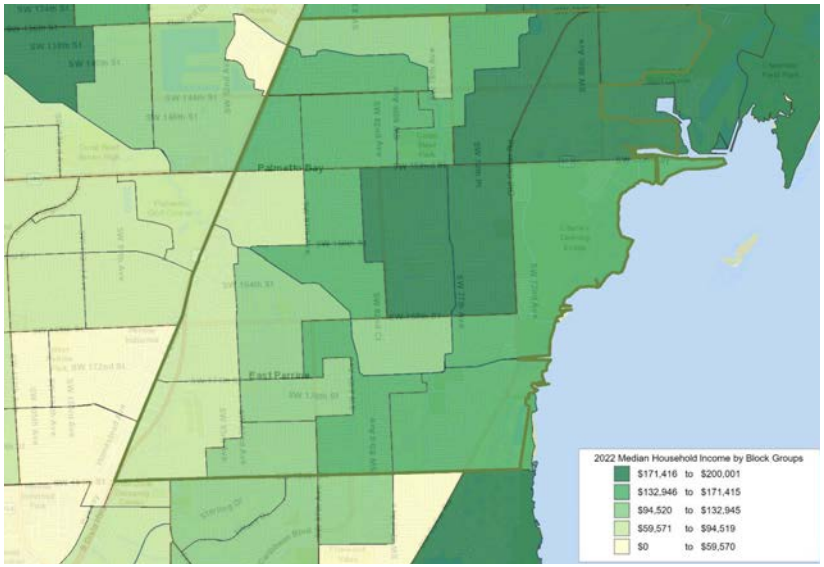


FIGURE 52 – *MEDIAN INCOME BY BLOCK GROUP*

HOUSEHOLD BUDGET EXPENDITURES

In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures (Table 16). In particular, reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the community.

HOUSEHOLD BUDGET EXPENDITURES[2]			
PALMETTO BAY	SPI	AVERAGE AMOUNT SPENT	PERCENT
HOUSING	175	$49,850.43	32.2%
SHELTER	178	$40,693.08	26.3%
UTILITIES, FUEL, PUBLIC SERVICE	162	$9,157.35	5.9%
ENTERTAINMENT AND REC	171	$6,267.02	4.0%
STATE OF FLORIDA	**SPI**	**AVERAGE AMOUNT SPENT**	**PERCENT**
HOUSING	92	$26,249.60	31.7$
SHELTER	91	$20,931.14	25.3%
UTILITIES, FUEL, PUBLIC SERVICE	94	$5,318.46	6.4%
ENTERTAINMENT AND REC	92	$3,371.59	4.1%

TABLE 16 – *HOUSEHOLD BUDGET EXPENDITURES*

SPI: Spending Potential Index as compared to the National number of 100

Average Amount Spent: The average amount spent per household

Percent: Percent of the total 100% of household expenditures

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

2 Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2022 and 2027.

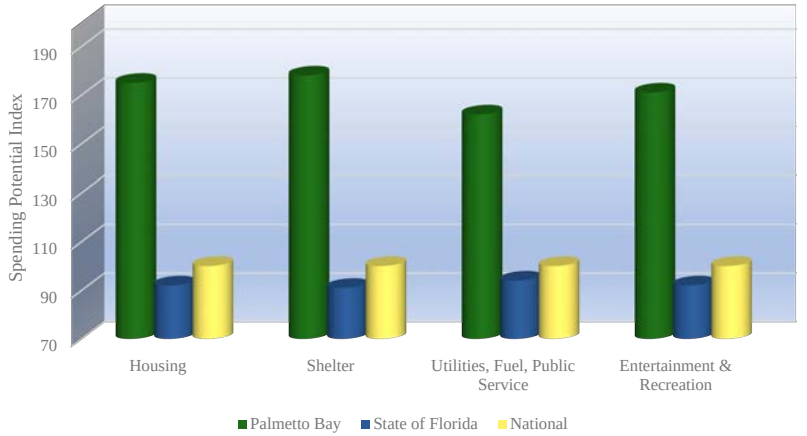


FIGURE 53 – *HOUSEHOLD BUDGET EXPENDITURES SPENDING POTENTIAL INDEX*

The relationship between the median household income and the household budget expenditures is important. It points to the fact that the money being spent on household expenses in Palmetto Bay is considerably higher than the State and the National SPI.

The total number of housing units in Palmetto Bay is 8,934 and 93.3% are occupied, or 8,339 housing units. The total vacancy rate for the service area is 7.8%. Of the available units:

- For Rent 1.4%
- Rented, not Occupied 1.3%
- For Sale 0.6%
- Sold, not Occupied 0.0%
- For Seasonal Use 1.5%
- Other Vacant 0.9%

RECREATION EXPENDITURES SPENDING POTENTIAL INDEX

Finally, through ESRI it is possible to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible (Table 17).

RECREATION EXPENDITURES SPENDING POTENTIAL INDEX[3]		
PALMETTO BAY	SPI	AVERAGE AMOUNT SPENT
FEES FOR PARTICIPANT SPORTS	191	$249.67
FEES FOR RECREATIONAL LESSONS	216	$344.96
SOCIAL, RECREATION, CLUB MEMBERSHIP	192	$542.11
EXERCISE EQUIPMENT/GAME TABLES	**174**	$109.03
OTHER SPORTS EQUIPMENT	180	$14.58
STATE OF FLORIDA	SPI	AVERAGE AMOUNT SPENT
FEES FOR PARTICIPANT SPORTS	95	$124.51
FEES FOR RECREATIONAL LESSONS	84	$134.73
SOCIAL, RECREATION, CLUB MEMBERSHIP	90	$253.91
EXERCISE EQUIPMENT/GAME TABLES	**91**	$56.92
OTHER SPORTS EQUIPMENT	93	$7.56

TABLE 17 – *RECREATION EXPENDITURES SPENDING POTENTIAL INDEX*

SPI: Spending Potential Index as compared to the National number of 100

Average Amount Spent: The average amount spent for the service or item in a year

3 Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics.

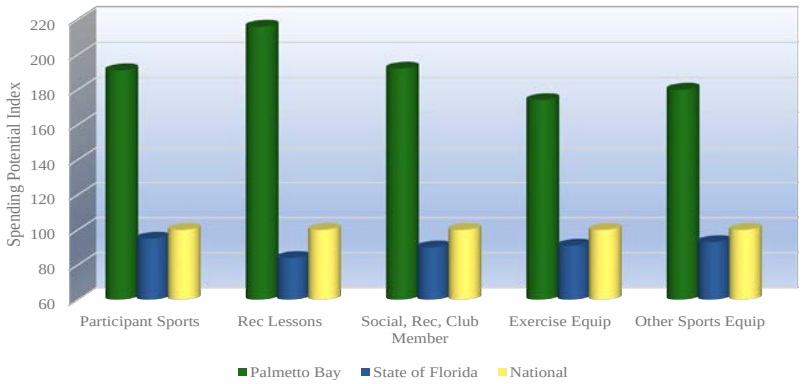


FIGURE 54 – *HOUSEHOLD BUDGET EXPENDITURES SPENDING POTENTIAL INDEX*

Again, there is a great deal of consistency between median household income, household budget expenditures and now recreation and spending potential.

POPULATION DISTRIBUTION BY AGE

Utilizing census information for Palmetto Bay, the following comparisons are possible (Table 18).

PALMETTO BAY AGE DISTRIBUTION				
AGES	POPULATION	% OF TOTAL	NATIONAL POPULATION	DIFFERENCE
0-5	1,112	4.5%	5.8%	-1.3%
5-17	4,100	16.7%	15.9%	+0.8%
18-24	1,858	7.6%	9.2%	-1.7%
25-44	5,404	22.0%	26.8%	-4.8%
45-54	3,508	14.6%	12.0%	+2.6%
55-64	4,072	16.6%	12.8%	+3.8%
65-74	2,650	10.8%	10.2%	+0.6%
75+	1,840	7.5%	7.2%	+0.3%

TABLE 18 – *2022 PALMETTO BAY AGE DISTRIBUTION*

Population: 2022 census estimates in the different age groups in Palmetto Bay.

% of Total: Percentage of Palmetto Bay population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between Palmetto Bay population and the national population.

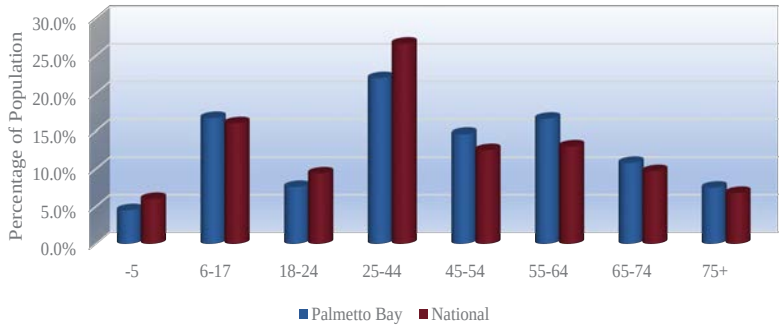


FIGURE 55 – *2022 PALMETTO BAY AGE GROUP DISTRIBUTION*

The demographic makeup of Palmetto Bay, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the younger age groups Under 5, 18-24 and 25-44. The greatest positive variance is in the 55-64 age group with +3.8%, while the greatest negative variance is in the 25-44 age group with -4.8%.

POPULATION DISTRIBUTION COMPARISON BY AGE OVER TIME

Utilizing census information from Palmetto Bay, the following comparisons are possible.

2022 PALMETTO BAY POPULATION ESTIMATES					
AGES	2020 CENSUS	2022 PROJECTION	2027 PROJECTION	PERCENT CHANGE	PERCENT NAT'L CHANGE
0-5	1,243	1,112	1,134	-8.8%	-8.3%
5-17	5,167	4,100	3,836	-25.8%	-8.5%
18-24	1,868	1,858	1,545	-17.3%	-8.9%
25-44	5,237	5,404	5,958	+13.8%	+3.3%
45-54	4,753	3,508	3,036	-36.1%	-17.8%
55-64	3,228	4,072	3,657	+13.3%	+2.5%
65-74	1,745	2,620	2,990	+71.3%	+58.2%
75+	1,200	1,840	2,170	+80.8%	+46.3%

TABLE 19 – *2022 PALMETTO BAY POPULATION ESTIMATES*

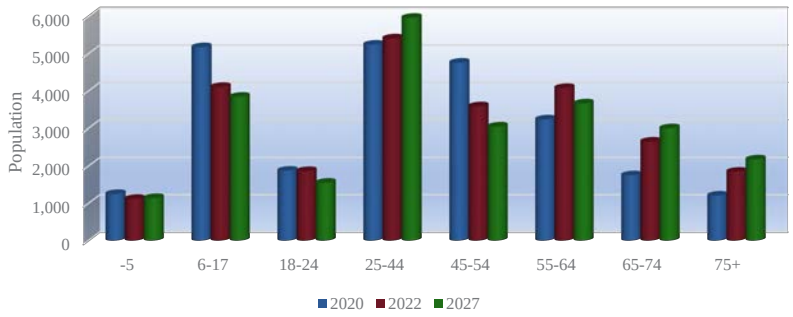


FIGURE 56 – *PALMETTO BAY POPULATION GROWTH*

(Table 19) illustrates the growth or decline in age group numbers from the 2020 census until the year 2027. It is projected age categories 25-44, 55-64, 65-74 and 75+ will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers. Ethnicity and Race

ETHNICITY AND RACE

Below is listed the distribution of the population by ethnicity and race for Palmetto Bay for 2022 population projections (Table 20), (Table 21). Those numbers were developed from 2020 Census data.

PALMETTO BAY ETHNIC POPULATION AND MEDIAN AGE 2022				
ETHNICITY	TOTAL POPULATION	MEDIAN AGE	% OF POPULATION	% OF FL POPULATION
HISPANIC	12,754	38.2	51.8%	27.1%

TABLE 20 – *PALMETTO BAY ETHNIC POPULATION AND MEDIAN AGE 2022*

PALMETTO BAY BY RACE AND MEDIAN AGE 2022				
RACE	TOTAL POPULATION	MEDIAN AGE	% OF POPULATION	% OF FL POPULATION
WHITE	11,500	48.4	46.7%	56.7%
BLACK	1,165	46.1	4.7%	14.9%
AMERICAN INDIAN	50	55.6	0.2%	0.4%
ASIAN	1,164	47.9	4.7%	3.0%
PACIFIC ISLANDER	4	55.0	0.0%	0.1%
OTHER	1,317	35.6	5.4%	7.5%
MULTIPLE	9,415	38.1	38.3%	17.4%
TOTAL	**24,614**			

TABLE 21 – *PALMETTO BAY ETHNIC POPULATION AND MEDIAN AGE 2022*

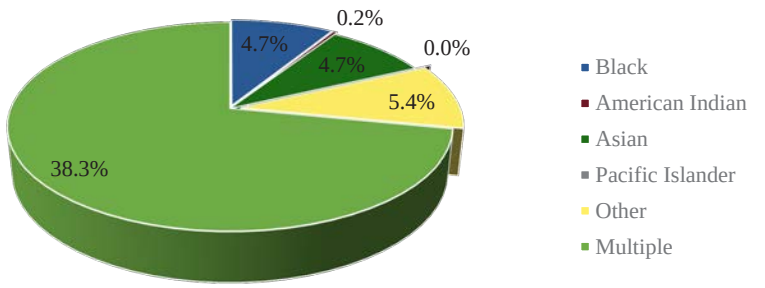


FIGURE 57 – *2022 PALMETTO BAY POPULATION BY NON-WHITE RACE*

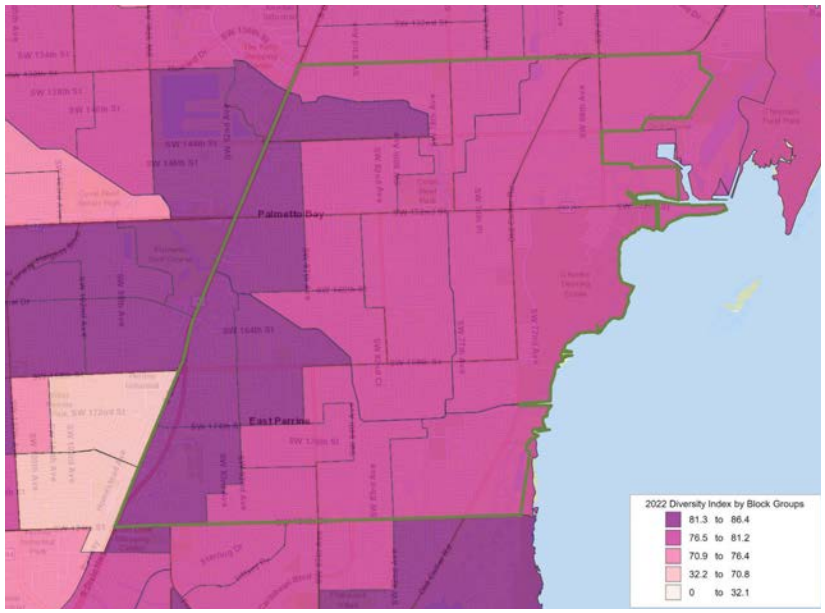


FIGURE 58 – *DIVERSITY INDEX BY BLOCK GROUP*

The Diversity Index, which is a scale of 0-100, is a measure of the diversity within an area with the higher the number the more diverse the population. As a comparison the US as a whole has a Diversity Index of 65.1. ESRI states the Diversity Index represents the likelihood that 2 persons, chosen at random from the same area, belong to different race or ethnic groups.

TAPESTRY SEGMENTATION

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

(Table 22) outlines the top 5 tapestry segments in each of the service areas and provide a brief description of each.

For comparison purposes the following are the top 10 Tapestry segments, along with percentage in the United States:

- Green Acres (6A).....3.2%
- Southern Satellites (10A).....3.1%
- Savvy Suburbanites (1D).....3.0%
- Soccer Moms (4A).....2.9%
- Middleburg (4C).....2.9%

15.1%

- Salt of the Earth (6B).....2.9%
- Up and Coming Families (7A).....2.5%
- Midlife Constants (5E).....2.5%
- Comfortable Empty Nesters (5A).....2.4%
- Old and Newcomers (8F).....2.3%

12.6%

PALMETTO BAY TAPESTRY SEGMENT COMPARISON				
SEGMENT	PALMETTO BAY		DEMOGRAPHICS	
	%	CUMULATIVE %	MEDIAN AGE	MEDIAN HH INCOME
TOP TIER (1A)	28.9%	28.9%	47.3	$173,200
SAVVY SUBURBANITES (1D)	20.1%	49.0%	45.1	$108,700
AMERICAN DREAMERS (7C)	16.2%	65.2%	32.5	$50,900
PLEASANTVILLE (2B)	8.9%	74.1%	42.6	$92,900
PROFESSIONAL PRIDE (1B)	8.6%	82.7%	40.8	$138,100

TABLE 22 – *PALMETTO BAY TAPESTRY SEGMENT COMPARISON*

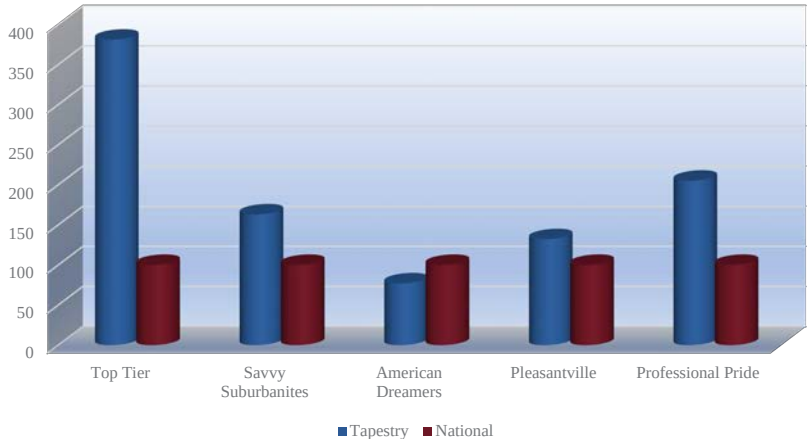


FIGURE 59 – *PALMETTO BAY TAPESTRY SEGMENT ENTERTAINMENT SPENDING*

Top Tier (1A)

Married couples without children or married couples with older children dominate this market. These consumers spend money on themselves which includes exercise at exclusive clubs. They frequent book club meetings, classical music concerts, opera shows and visit art galleries.

Savvy Suburbanites (1D)

This segment is comprised of married couples with no children or older children. Physically fit, resident actively pursue a number of sports from skiing to golf and invest heavily in sports gear and exercise equipment.

American Dreamers (7C)

These younger married-couple families have children and grandparents in the home. Diversity is high. Spending is focused on family and outings together.

Pleasantville (2B)

Households are composed of older married-couple families, more without children under 18, but many with children over 18. There is a significant Hispanic (16.4%) population in this segment. They enjoy gardening, frequenting museums and attending concerts.

Professional Pride (1B)

Goal oriented couples working long hours. They are well-organized and scheduled with commitments to their children's activities. Exercise often at health clubs.

DEMOGRAPHIC SUMMARY

The following summarizes the demographic characteristics of the service areas.

- Since 2010 Palmetto Bay has seen a small growth in population, but it is projected that there will be a slight decrease from 2022 to 2027.
- The median age is older than the State of Florida and the national numbers.
- It is projected that over the next five years, the majority of youth and adult age groups will see a decline in numbers while the older adult (55+) age groups will see a significant increase.
- There is a high number of households with children.

- The Village has a much higher median household income level than the state or national numbers.
- The community has a much higher cost of living than the state and national numbers but also much higher spending rates on recreation.
- 51.8% of the population in the Village is Hispanic.
- The tapestry segments reflect professional households with children that spend money or recreation and other leisure activities.

5.4 LEVEL OF SERVICE (LOS) ANALYSIS

The adopted (February 2015) Village of Palmetto Bay Comprehensive Plan's "Element No. 7- Recreation and Open Space (ROS)" defines long-term goals, objectives, and policies for the Village parks and recreation system. Goal 7, the guiding goal, states that the Village will "Provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, Businesses, and Visitors."

Under this overarching goal, Objective 7.1, "Parks and Recreational System Needs," states that the Village will "Maintain and enhance Village parks and open space lands and facilities consistent with the adopted level-of-service (LOS) standard." Policy 7.1.2 identifies the parks and recreation Level-of-Service (LOS) the Village must provide to serve the needs of its citizens. Policy 7.1.2 states: "Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, achieve:

- a village-wide level of service (LOS) standard of 5.0 acres per 1,000 residents by 2025;

(Table 23) shows the present Village of Palmetto Bay Park system acres by the park and overall. The total acres of parkland of the Village at present are 95.22 acres. The demographic analysis identifies the 2022 population of the Village at 24,614. This population and acreage represent a total of 3.86 acres per 1,000 population present LOS. Comprehensive Plan Recreation and Open Space LOS calculations sometimes depend on additional community recreation and open space surface area contributions to meet established Level-of-Service. Some communities will consider school recreation lands in the Comprehensive Plan calculations. Others go beyond the actual community-owned "walkable" recreation lands, consider lakes and canals recreation spaces, and add these to their calculations to meet the established LOS.

VILLAGE OF PALMETTO BAY PARKS (TOTAL PARK ACRES, 2023)	
PARK FACILITY	TOTAL LAND AREA (ACRES)
PALMETTO BAY PARK	24.84
PARK BOULEVARD PARCEL	0.98
CORAL REEF PARK	48.4
LUDOVICI PARK	2.64
THALATTA ESTATE PARK	3.52
PERRINE WAYSIDE DOG PARK**	2.73
PERRINE COMMUNITY HOUSE	0.32
VETERAN'S PARK	3.1
THE WOODS	8.69
TOTAL AREA OF VILLAGE'S PARKS	95.22

TABLE 23 – *TOTAL LAND AREA IN VILLAGE'S PARKS*

* SOURCE: MIAMI-DADE COUNTY PROPERTY APPRAISER

**SOURCE: GOOGLE EARTH

The present Village of Palmetto Bay's 3.86 acres per 1,000 population Level of Service (LOS) is in keeping with the LOS provided by various counties and municipalities throughout South Florida. Miami-Dade County's LOS for unincorporated areas is 2.75 acres per 1,000 population. Broward County requires each municipality and the Broward Municipal Services District to provide three (3) acres of local parks per thousand population.

Several other Comprehensive Plan Policies are in consonance with the recommendations of the Master Plan and the Community Opinion Survey. Objective 7.4 Park Land Acquisition states that the Village: "Continue to explore opportunities to acquire land necessary for maintaining and enhancing the parks and recreation level-of-service (LOS) standards strategically located in order to maximize accessibility to residents served." Survey respondents selected as number four in importance for facilities they would be most willing to fund the "Purchase of land for new neighborhood parks (32%)". Ranked in the top three, the highest estimated number of households with an unmet need was Smaller Neighborhood Parks– 2,084 households.

It is worthwhile to add that Policy 7.4.2 of the ROS states, "The Village shall prepare on an annual basis a vacant property inventory to identify potential properties for future parks and/or linear open spaces," and that Policy 7.4.4 establishes that the Village will "Continue to work with the Miami-Dade County Water and Sewer Department (WASD) in acquiring the 1.40-acre site located on the northeast corner of SW 160th Street and SW 89th Avenue for as a potential pocket park."

FACILITIES LOS ANALYSIS

The Village of Palmetto Bay owns seven separate parks throughout the Village. Two major parks, Palmetto Bay Park and Coral Reef Park, are the only parks that house multiple recreational facilities, which are summarized in (Table 24).

EXISTING PARKS FACILITIES		
PARK FACILITY	LOCAL FACILITY COUNT AFTER MASTER PLAN IMPLEMENTATION	CITY POPULATION PER FACILITY
PLAYGROUNDS (INCLUDES ONLY THOSE OPEN TO THE GENERAL PUBLIC)	8	12,307
BASKETBALL COURTS	4	8,204
TENNIS COURTS	5	3,076
DOG PARKS	1	12,307
DIAMOND FIELDS (BASEBALL/SOFTBALL)	8	2,461
VOLLEYBALL COURTS	2	6,153
TOT LOTS	2	0
RECTANGULAR FIELDS	2	6,153
SKATE PARKS	1	24,614
MULTI-PURPOSE SYNTHETIC FIELDS	1	0
PICKLEBALL COURTS	3	2,051

SOURCE: COMPILED BY BERMELLO AJAMIL & PARTNERS, INC.

TABLE 24 – *EXISTING PARKS FACILITIES*

EXISTING PARKS FACILITIES	
RESIDENTS PER PARK	
VILLAGE OF PALMETTO BAY	3,516
MEDIAN NATIONAL	1,941
LOWER QUARTILE	1,277
UPPER QUARTILE	3,125
ACRES OF PARK PER 1,000 RESIDENTS	
VILLAGE OF PALMETTO BAY	3.44
MEDIAN NATIONAL	10.6
LOWER QUARTILE	5.4
UPPER QUARTILE	17.2

SOURCE: NRPA 2022 SURVEY OF CITIES BETWEEN 20,000 TO 49,000 POP.

TABLE 25 – *PALMETTO BAY PARKS LEVEL OF SERVICE MEASURES*

NRPA OUTDOOR PARK AND REC FACILITIES- POPULATION PER FACILITY (BY PREVALENCE AND POPULATION/ FACILITY) FOR CITY OF POPULATIONS BETWEEN 20,000 AND 49,999						
TYPE OF RECREATION FACILITY	VILLAGE OF PALMETTO BAY (POPULATION - 24,614)					
	MEDIAN # OF RESIDENTS/ FACILITY	EQUIVALENT # OF FACILITIES FOR VILLAGE OF PALMETTO BAY	FACILITIES AVAILABLE CURRENTLY	FACILITIES PROPOSED IN MASTER PLAN	TOTAL FACILITIES	MEDIAN # OF RESIDENTIS/ FACILITY AFTER MASTER PLAN
PLAYGROUNDS	3,111	8	2	0	2	12,307.0
BASKETBALL COURTS	6,839	4	2	1	3	8,204.7
TENNIS COURTS	5,000	5	8	0	8	3,076.8
DOG PARKS	28,000	1	1	1	2	12,307.0
DIAMOND FIELDS: SOFTBALL	11,232	5	6	0		
DIAMOND FIELDS: BASEBALL	19,000	3	3	0		
TOTAL DIAMOND FIELDS		8	9	0	9	2,734.9
VOLLEYBALL COURTS	14,807	2	2	2	4	6,153.5
TOT LOTS	10,756	2	0	2	2	12,307.0
MULTI-PURPOSE RECTANGULAR FIELDS (SOCCER AND FOOTBALL)	10,547	2	4	0	4	6,153.5
SKATE PARKS	32,335	1	1	0	1	24,614.0
MULTI-PURPOSE SYNBTHETIC FIELDS	24,665	1	0	0	0	0
PICKLEBALL COURTS	8,143	3	2	8	10	2461.4

MASTER PLAN PROPOSED INCLUDES PICKLEBALL CENTER AT ONE-ACRE PARK PARCEL

TABLE 26 – *PROPOSED FACILITIES AND POPULATION*

The parks inventory in the Village of Palmetto Bay includes approximately 95.22 acres of managed parkland. Compared to cities with 20,000 to 49,999 residents, Palmetto Bay has more residents per park than the national median and fewer park acres per capita than the national median (Table 25). As a built-out community there is very limited land for additional recreation lands.

(Table 26) shows the Total Facilities after Master Plan Implementation. The Plan addresses several of the variations identified in the analyses. While the Village has only two formal playgrounds, these are large and with sufficient land areas and amenities to meet the needs of the community. The Village does have a need for additional Tot Lots and small playgrounds to serve the needs of the immediate neighborhood. The future development of Small Neighborhood/Pocket Parks can add Tot Lots to address this need. The proposed three additional volleyball courts will address the need for this amenity, while the additional basketball court at Palmetto Bay Park will meet most of the basketball needs of the community. The Plan propsoes an additional eight (8) Pickleball Courts, which exceeds the national average for similar-sized communities.

5.5 ADDITIONAL COMMUNITY GUIDANCE

WORKSHOP COMMITTEES/BOARDS

Tree Advisory Board/Youth Community Involvement Task Force - August 25th, 2022

At a special workshop for the Tree Advisory Board and Youth Community Involvement Task Force, the Team presented the planning process and expectations for outcomes because of the process. In addition to a traditional PowerPoint Presentation, individual break-out groups occurred to have more focused discussion revolving around each individual park facility.

Members of the Team facilitated a discussion about each park at individual tables with scaled aerial drawings, markers and different colored post-it notes. Participants in attendance navigated from table to table to provide their input related to each park facility. The different colored post-it notes represented different input related to each park. The colors were: Green (Positive things about each facility), Red (Opportunities for improvement at each facility), and Purple (New wish list items for the park/facility).

(Table 27) indicates the relevant input from this workshop:

WORKSHOP INPUT		
WHAT IS GOOD?	WHAT IS WRONG?	WHAT IS WANTED?
PERRINE COMMUNITY HOUSE		
	THERE IS TOO MUCH PAVEMENT, AND IT IS A HEAT ISLAND	COMMUNITY GARDEN
		INSTALL RARE SPECIMEN SIGNATURE TREES
		OUTDOOR LOCAL ART
		RETROFIT HOUSE FOR SUSTAINABILITY
PALMETTO BAY PARK		
	LACK OF COOLING STATIONS FOR SPORTS	BIKE PUMPS ON THE BIKE TRAIL ON SW 175TH STREET, ALSO RACKS.
	LACK OF RECYCLING OF CANS AND DOG WASTE BAGS	PINE ROCK TRAIL FOR DOG WALKING
		MINI PARKS ON OPEN NEIGHBORHOOD LAND
		RESTORE PINELAND
		PINE ROCK INTEGRATION
		RESTORE NATIVE VEGETATION

WORKSHOP INPUT		
PERRINE WAYSIDE DOG PARK		
		INCORPORATE PUBLIC ART/FOUNTAIN
		IMPROVE SOUND/SMELL POLLUTION FROM THE DOG PARK
		RECYCLE PLASTIC DOG POOP BAGS
WHAT IS GOOD?	WHAT IS WRONG?	WHAT IS WANTED?
		HISTORICAL SIGNS/EDUCATION ON MANGROVES/RESTORATION
		COMMUNITY GARDEN OR BUTTERFLY GARDEN NEAR LIBRARY
		EXPAND PASSIVE OPEN SPACE INTO THE UPLANDS. PRESERVE
		MORE TREES IN THE PARKING LOT
		LESS HEAT ISLAND EFFECT
		PARKING LANDSCAPE BUFFER
THE WOODS		
PHASED REPLACEMENT OF EXOTIC VEGETATION	DO NOT LIKE EXOTIC VEGETATION REPLACE WITH NATIVES	WHEN EXOTICS ARE REMOVED, REPLACE WITH NATIVES 100% CANOPY
LIKE THE FULL CANOPY OF THE SITE		NO BIKING SIGNAGE AROUND THE PERIMETER
		REPLACE WITH NATIVES
		REMOVE INVASIVE SPECIES IN STAGES
		BIKE PUMPS FOR CYCLISTS AROUND THE WOODS ON STREET
		HAVE RECYCLING CANS AND PASSIVE SOLAR WALKWAY LIGHTING

WORKSHOP INPUT		
CORAL REEF PARK		
	LACKS LIGHTING FOR USE AT NIGHT	SOLAR POWERED CHARGING STATIONS
	DO NOT LIKE THAT THE PINELAND IS BEING ALLOWED TO EVOLVE/DEGRADE TO A HARDWOOD HAMMOCK DUE TO A LACK OF MAINTENANCE	MORE SIGNAGE, NATIVE TREES, EDUCATION
	LACK OF BIKE PUMPS	MORE NATIVE TREES ON THE WALKWAY PATH
	LACK OF COOLING STATIONS FOR TRAIL WALKERS	RETROFIT KIDS' PLAYGROUND FOR SUSTAINABLE PLAY
		MORE BEACH VOLLEYBALL COURTS
		MORE RECYCLING CANS
WHAT IS GOOD?	**WHAT IS WRONG?**	**WHAT IS WANTED?**
THALATTA ESTATE PARK		
	LACK OF COMFORTABLE SEATING/ LANDSCAPE SHADE	
	DO NOT LIKE EXOTIC VEGETATION AROUND THE CANAL EDGE	
VETERAN'S PARK		
		ONE MONUMENT ONLY
		RESIDENTS WANT TO HAVE A MEETING TO DISCUSS VETERANS' PARK

TABLE 27 – *SUMMARY OF WORKSHOP COMMITTEE/BOARDS INPUT*

TOWNHALL MEETINGS

The Parks and Recreation Master Plan has undergone an extensive public outreach process to allow community participation at public forums with the intent to inform the community and obtain their input on the Plan and its process. These duly advertised community meetings were broadcast live via Facebook to the Village. A format for participant voting on the presented topics was conducted using the Slido public participation program that allows both those in the meeting and remote to provide input on the different issues and topics.

Two Townhall Meetings were held to present the Master Plan and its components. Townhall Meeting No. 1 was held on September 30th, 2022, and Townhall Meeting No. 2 on December 8th, 2022; both at the Cafeteria of the Palmer Trinity School. The Townhall meetings were well attended.

Townhall Meeting Number 1 - September 30th, 2022

Townhall Meeting No. 1 was to present the findings of the Team's analysis of the Village parks' existing conditions, general observations, and preliminary ideas on the parks' improvements. The workshop meeting was organized to allow the participants to provide their comments on each of the parks. To accomplish this, tables with an aerial photo of each park were set up, and the participants were asked to write their wishes for each park.

Following the wish list exercise, the Team made a PowerPoint presentation of its findings and general ideas for recommendations. An interactive polling program was part of the presentation. The participants were asked to vote on preferences for each of the parks. The results of this voting exercise are included in the Appendix.

The wish list items provided by the participants were transcribed and included below. It is interesting to note that, in evaluating the Village Resolutions and the wish list, the major recommendations of the Resolutions are repeated in the wish list.

Palmetto Bay Park

- Indoor Recreation Center
  - Indoor Pickleball Court

- Indoor Basketball Gym
- Pickle Ball Courts
- Paddle Court
- Turf Soccer Field
  - Artificial Turf
  - Lighting for Open Field
  - Lighting for Soccer Field
- Volleyball Beach
  - Light in Volleyball Court
- General Comments
  - Complete Walking Path
  - Keep Open Space
  - Themed Event
  - Indoor E Sports Stadium
  - Free Notes Musical Instrument

Coral Reef Park

- Community Center
  - Fitness Center
- Tennis Courts
  - New Tennis Building with Pro Shop and Restrooms/Water Fountain
  - Resurface Tennis Courts (Blue & Purple)
  - New Fencing for Tennis Courts (and Screens)
- Racquetball
  - Keep racquetball walls
- Soccer Field
  - Lights for Soccer Fields
  - Turf for Soccer Fields (for Easier Maintenance)
- Volleyball Courts
  - Light for the Volleyball Courts
- Basketball Court
  - Add a Basketball Court
- Indoor Pickleball Courts
- Trails
  - Nature Trail
  - Nature Fitness Trail
- Kayak & Sup. Rental
- Butterfly Garden & Ext. Lab.
- More Passive Green Space
- Community Garden
- General improvements
  - Universal Access
  - New Benches
  - Bike Path
  - Nature Trail/Nature Fitness Trail
  - Neighborhood Farmers Garden

- Park is Too Commercial
- Maintain Low Lighting
- Convenient Parking

Pocket Parks

- Another Dog Park

Ludovici Park

- Bocci Ball Pit
- Shuffle Boar Court
- Indoor Multi-Fitness Facility (Monthly Fee)
- More Shade
- Soccer Field
- Butterfly Garden (2)
- Frisbee
- Pickleball Court
- Nature Trail
- Nature Corner
- Nature Tailored Fitness Trail
- Mountain Bike Trail
- Open Field with Lighting
- No More Lighting

Thalatta Estate Park

- Glass Enclosure Outdoors
- Leave as is, more hours to visit.
- Easy and Affordable Access for Palmetto Bay Residents
- More PB Events, Like Bringing in a Chef
- Themed Dining Nights
- Universal Access
- Shaded Areas/Shade Trees
- Assorted “Themed” Spaces for Special Events
- E-Sports Area
- Open Field for Sports with Lighting
- More Trees

Perrine Wayside Dog Park

- Universal Access
- Complete Overhaul
- Update Landscape
- Prune
- Create a Lush Fence Barrier
- Make it More “Dog Friendly” and Thoughtful
- Improve Curb Appeal

- Seal the Parking Lot
- Hide Dumpsters

- Passive Park

Townhall Meeting Number 2 - December 8th, 2022

The Second Townhall Meeting was held on December 8th, 2022, at the Palmer Trinity School cafeteria. A PowerPoint presentation outlining recommended improvements for the different parks was presented. Special emphasis was made on Palmetto Bay Park and Coral Reef Park, with the focus of the exhibits reflecting the input received from the previous workshop.

5. 6 NEED FOR SMALL NEIGHBORHOOD/POCKET PARKS

The need for small neighborhood parks or pocket parks was identified as the parks and recreation facility with the highest priority for Village investment by the Community Opinion Survey that is part of the Master Plan. Based on this need, also expressed in the two community outreach efforts, the BA Team analyzed the present availability of small neighborhood parks/pocket parks in the Village.

The Village of Palmetto Bay is 3.1 miles long from its northern boundary at SW 136th Street to its southern boundary at SW 184th Street. The C-100 Canal acts as a natural dividing line creating a north sector of the Village that is served by Coral Reef Park and a south sector served by Palmetto Bay Park. These are the only two significant parks of the Village, the rest of the parks being special facilities such as Thalatta Estate, a major event venue facility; Perrine Wayside Dog Park, a dog park; Perrine Community House, and Ludovici Park that houses the Palmetto Bay Public Library and an open-air auditorium. All these specialty facilities are on the west boundary of the Village, close to U.S. 1 or the east side next to Old Cutler Road, and, as shown in (Figure 60). As can be seen in the figure, most of these smaller specialty facilities are located south of the C-100 Canal.



FIGURE 60 – *VILLAGE PARKS DISTRIBUTION*

Within the Village, except for those residing near Coral Reef Park, north of the C-100 Canal, or Palmetto Bay Park, south or north of the C-100 Canal, most residents have no parks within a ten-minute walk. Furthermore, north of Coral Reef Park, the neighbors cannot access a park within a 10-minute walk. In essence, the Village is underserved by parks; the residents cannot access a park within a 10-minute walk. The inclusion of Small Neighborhood Parks/Pocket Parks will help meet the parks and recreation needs of the Village.

Why a 10-minute walk? A ten-minute walk is considered half a mile, the distance established by the National Park Service and the Centers for Disease Control and Prevention when they link park access and public health.

The 10-Minute Walk, also known as the 10-Minute Walk to a Park, refers to a grassroots parks advocacy movement to ensure that everyone in the United States lives within a ten-minute walk to a high-quality park or green space. The effort was adopted as a resolution at the 85th annual Mayor's Convention in 2017 as a goal for cities to increase parks and green space as a civic responsibility. Several community-based nonprofit organizations, including The Trust for Public Land, the National Recreation and Park Association, the Urban Land Institute, and Fields in Trust in the UK, have supported the concept.

Definition of Small Neighborhood Park/Pocket Park

A Small Neighborhood Park/Pocket Park should meet a series of location and design criteria to ensure its compatibility with the surrounding neighborhood. The following location and design criteria guidelines define a Pocket Park:

- Pocket Parks are passive parks. The most that should be considered for inclusion, if space is available and acceptable to the community, is a small children's playground.
- Do not include sports-related activities such as basketball courts and similar uses.
- Select sites with good visibility from the street; safety and security should be a design priority.
- Preferably in corner locations to allow easy access from all sides and utilize the land to its maximum.
- Follow Crime-Prevention-Through-Environmental Design (CPTED) recommendations.
- The Pocket Parks intend to provide a green space for the immediate neighborhood, not the Village at-large or large urbanized area. Sites should be selected for the enjoyment and support of neighborhood residents.
- Pocket Park sites should not be on the main north-south, east-west high-traffic streets.
- Refrain from providing parking in Pocket Parks. These parks are intended for pedestrian access only.

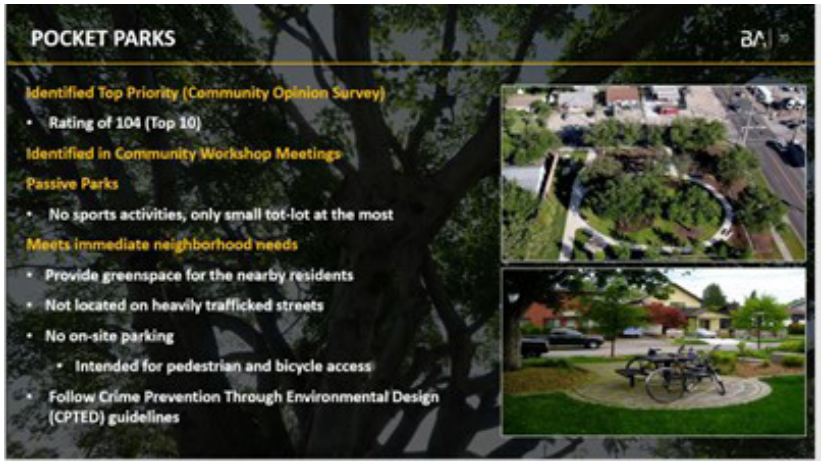


FIGURE 61 – *POCKET PARKS HIGHLIGHTS*

Small Neighborhood Parks or Pocket Parks intend to provide a green space for the immediate neighborhood, not the Village at-large or large urbanized area. Sites are selected for the enjoyment and support of neighborhood residents. In the process of the Village of Palmetto Bay Parks and Recreation Master Plan, several sites for the inclusion of Small Neighborhood Parks were identified, and these are presented in Chapter 7.

Village of Palmetto Bay Efforts and Community Priorities

Since 2017 the Village of Palmetto Bay Elected Officials has been pro-actively discussing and promoting the creation of Small Neighborhood Parks or Pocket Parks to meet the Village resident's needs for parks within easy access to most of the Village residential sectors.

The Community Opinion Survey prepared by the ETC Institute (refer to Chapter 5. 2) (Figure 62) identified that respondents were most supportive of maintaining existing trails and waterways (85%), improving/maintaining existing parks, recreation facilities, and fields (83%), and developing new trails and connecting existing trails (66%). Respondents were then asked to select the four actions they would be most willing to fund. These were the four items selected most often:

- Improve/maintain parks, recreation facilities, and fields (46%)
- Develop indoor recreation center(s) (34%)
- Maintain existing trails and waterways (33%)
- Purchase land for new neighborhood parks (32%)

Among the ten highest-ranking responses to the survey was the community's support for developing new neighborhood parks and acquiring new land for parks and open space.

The Survey also identified the "Estimated Number of Households Whose Facility/Amenity Needs are Only "Partly Met" or "Not Met," Small Neighborhood Parks being the third highest ranking need for the residents of the Village. In another question, the "Most Important Facility to Households," Small Neighborhood Parks also ranked third in importance out of thirty-one (31) different amenities questioned. As previously indicated, the ETC institute's "Priority Investment Rating"

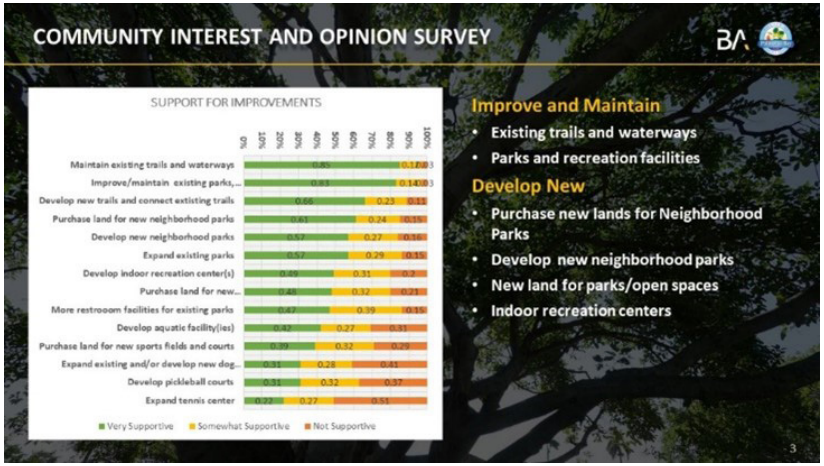


FIGURE 62 – *COMMUNITY INTEREST AND OPINION SURVEY*

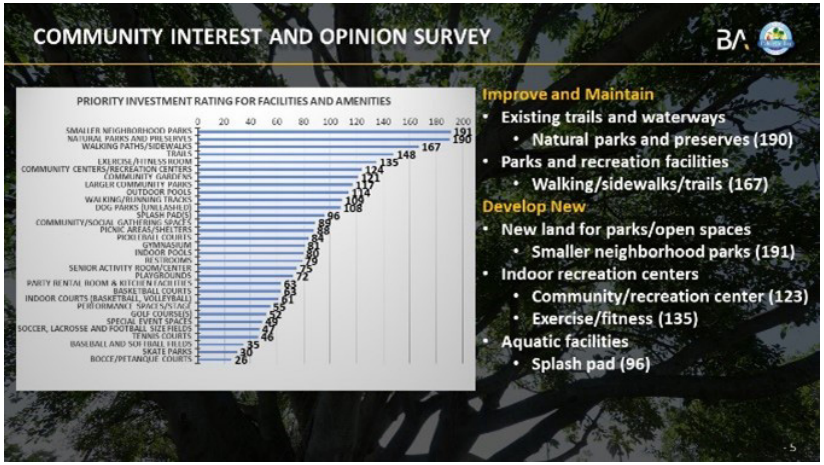


FIGURE 63 – *PRIORITY INVESTMENT RATING*

evaluated all the responses to the different questions. As indicated in (Figure 63) the parks and recreation facility with the highest rating, the highest priority for Village investment is "Smaller neighborhood parks (PIR=190.8). There is strong community support for the creation of said parks.

Community Support - Community Townhall Meetings: Of September 30th, 2022, And December 8th, 2022

The Park and Recreation Master Plan have undergone an extensive public outreach process to allow community participation at public forums with the intent to inform the community and obtain their input on the Master Plan and its process. These duly advertised community meetings have also been transmitted live via FACEBOOK to the Village at large. A format for participant voting on the presented topics was carried out using the SLIDO public participation program that allows both those in the meeting and remote to vote on the different issues and topics. During the Community Townhall Meeting of September 30th, 2022, the issue of Small Neighborhood Parks/Pocket Parks was presented and discussed. There was overwhelming support among those participating in the questionnaire to develop said Small Neighborhood/Pocket Parks.

This page was intentionally left blank.

6

RECREATION SERVICES AND MANAGEMENT ASSESSMENT

This page was intentionally left blank.

6.1 ASSESSMENT OF PARKS AND RECREATION PROGRAMS

The following is an assessment of existing recreation programs and services, parks, and facilities as well as maintenance and operations of the Palmetto Bay Parks and Recreation Department.

ASSESSEMENT OF RECREATION PROGRAMS

Recreation programs and services are a mixture of inhouse and contract providers. However, most programming is the responsibility of other organizations in the area.

PALMETTO BAY RECREATION PROGRAMMING SUMMARY (2019-2022)

(Table 28) summarizes the programs and services that are offered by Parks and Recreation and those that are offered by other providers. This summary is based on information provided by Parks and Recreation staff.

PROGRAM AREAS	VILLAGE	CONTRACT	PROVIDER
YOUTH PROGRAMS	SUMMER CAMPS		
	AFTER SCHOOL PROGRAMS		
FITNESS	RUN CLUB	YOGA BY THE BAY	YOGA BY THE BAY
	YOGA	FITNESS BOOT CAMP	FITNESS BOOT CAMP
		WEEKEND PE	WEEKEND PE
		WELLNESS ED CLASSES	BAPTIST HEALTH
		GROUP FITNESS	
YOUTH SPORTS	GIRLS REC SOFTBALL	TENNIS	TRUTH N TENNIS
	TENNIS CAMP	FLAG FOOTBALL	I-9 SPORTS
		T-BALL	
		BASKETBALL	MJ HOOPS
		BASEBALL/SOFTBALL	HOWARD PALMETTO B/S
			MIAMI STINGRAYS
			MIAMI LADY CANES
YOUTH SPORTS	GIRLS REC SOFTBALL	BASEBALL/SOFTBALL	S. FLORIDA CONTENDERS
			S. FLORIDA DIAMOND DUSTERS
	TENNIS CAMP	SOCCER	MIAMI WAVES
			MIAMI SPORTS CLUB
			I-9 SPORTS
			BAY LIONS FLORIDA
			SOUL & SOLE
			MIAMI YOUTH SOCCER ACAD.
			HAUTE MOM & ME DBA
		LACROSSE	PEACOCK LACROSSE
		VOLLEYBALL TOURNAMENT	DIG LIKE KIM
		FASTPITCH SOFTBALL TOURNAMENT	ORANGE BOWL FLORIDA FAST PITCH INVITATIONAL
		USSA SOFTBALL TOURNAMENT	
ADULT SPORTS		TENNIS	TRUTH N TENNIS
OUTDOOR RECREATION	GARDENING WORKSHOPS	FAMILY KAYAK ADVENTURES	NATURE POSTINGS
		STAND UP PADDLEBOARD	
		KAST AWAY KIDS NIGHT	
		PHOTO NATURE WORKSHOP	
		BIRDWATCHING	
		STATE PARK TRIP & TOURS	
CULTURAL ARTS		BALLET AT THE PARK	PALMETTO BAY BALLET
		ART GALLERIES	ART SOUTH
		MOTHER'S DAY PAINT PARTY	

PROGRAM AREAS	VILLAGE	CONTRACT	PROVIDER
GENERAL		FINANCIAL LITERACY SEMINAR	RYAN JAMES
SENIORS	GAMES/CARDS	ARTSY TUESDAYS	NATURE POSTINGS
	ART CLASSES	SUPER SENIOR STEAM	
	TRIPS & TOURS		
	VIRTUAL BINGO		
	LUNCH & LEARN		
	KNITTING		
	TAI CHI		
SPECIAL EVENTS	BRIDAL EXPO	OPEN MIC NIGHT	MAYS CONSERVATORY OF THE ARTS
	COMMUNITY YARD SALE	CULINARY CRAWL	PALMETTO BAY BUSINESS ASSOC.
	DATE NIGHTS	MELANOMA AWARENESS WALK	MIGGY'S GIFT
	HALLOWEEN TRUNK/TREAT	MIAMI KIDNEY WALK	NATIONAL KIDNEY FOUND.
	HOLIDAY EVENTS	RELAY FOR LIFE	AMERICAN CANCER SOCIETY
	MEMORIAL DAY	CELEBRITY KICKBALL TOURNAMENT	CYSTIC FIBROSIS FOUNDATION
	STUDENT PHOTO CONTEST	CHANUKAH CELEBRATION	CHABAD OF PALMETTO BAY
	EARTH DAY	FARMERS MARKET	FARMERS MARKET OF SOUTH FL
	ECOFEST		
	CAMPING IN THE PARK		
	ANNUAL PICNIC		
	PRINCIPAL WELCOME BREAKFAST		
	NATIONAL ARBOR DAY		
	EARTH DAY MOVIE NIGHT		
	RECYCLING DRIVE-THRU		
	ENVIRONMENTALIST OF THE YEAR		
SPECIAL EVENTS	SHADE PALMETTO BAY TREE GIVEAWAY		
	POLICE NIGHT OUT		

TABLE 28 – *PROGRAMS AREAS AND PROVIDERS*

VILLAGE RECREATION PARTICIPATION NUMBERS (FY 2021-2022)

(Table 29) summarizes participation in some of the in-house recreation programs and services that have been offered in the last year.

PROGRAM	NUMBER OF CLASSES OFFERED	NUMBER OF REGISTRANTS
YOGA	23	476
SENIOR VIRTUAL BINGO	10	82
SENIOR ART CLASSES	3	25
SENIOR LUNCH & LEARN	3	31
SENIOR TRIP & TOURS	3	38
GARDENING WORKSHOP	4	49
ART EXHIBITS	5	101
TOTAL	**51**	**802**

TABLE 29 – *IN-HOUSE PROGRAM PARTICIPATION FY 2021-2022*

CONTRACT PROGRAM/LEAGUE PROVIDERS PARTICIPATION NUMBERS BY LOCATION

(Table 30) indicates participation rates in many activities over the last three full fiscal years. These numbers are organized by the location that they occur.

PALMETTO BAY PARK	2018-2019	2019-2020	2020-2021
I-9 SPORTS	127	290	314
S. FLORIDA CONTENDERS	33	54	78
PALMETTO BAY BALLET	66	117	93
MIAMI LADY CANES	10	20	47
MIAMI WAVES	30	23	0
STINGRAYS	95	178	133
DIAMOND DUSTERS	51	51	37
MIAMI YOUTH SOCCER ACAD.	N/A	N/A	15
TOTAL	**412**	**733**	**717**
CORAL REEF PARK	2018-2019	2019-2020	2020-2021
OPERATION TRIPLE T	N/A	66	0
BAY LIONS	21	31	42
MIAMI SPORTS CLUB	229	212	331
HOWARD PALMETTO	112	151	129
TINKERGARTEN	15	15	N/A
CANNONBALL YOUTH CLUB	N/A	166	N/A
MAVERICKS	24	26	N/A
TOTAL	**401**	**667**	**502**
THALATTA & LUDOVICI	2018-2019	2019-2020	2020-2021
YOGA BY THE BAY	N/A	73	71
NATURE POSTINGS	83	65	111
CADENZA MUSIC CENTER	N/A	4	N/A
SUPER SOCCER STARS	16	15	N/A
MOVE, BUILD, PLAY	35	138	N/A
TOTAL	**134**	**295**	**182**

TABLE 30 – *PARTICIPATION BY FACILITY OVER LAST THREE YEARS*

GENERAL PROGRAM CATEGORIES

(Table 31) is a listing of general program categories where programs are often offered by full-service parks and recreation agencies. It is unusual for an agency to directly offer programs in all of these areas, but there are usually either agreements with other providers for some of these activities or a referral to them.

AREA	GENERAL DESCRIPTION
SPORTS	YOUTH AND ADULT TEAM AND INDIVIDUAL SPORTS. ALSO INCLUDES ADVENTURE/NON-TRADITIONAL SPORTS.
FITNESS/WELLNESS	GROUP FITNESS CLASSES, PERSONAL TRAINING, EDUCATION, AND NUTRITION.
CULTURAL ARTS	PERFORMING ARTS CLASSES, VISUAL ARTS CLASSES, MUSIC/VIDEO PRODUCTION AND ARTS EVENTS.
AQUATICS	LEARN TO SWIM CLASSES, AQUA EXERCISE CLASSES, COMPETITIVE SWIMMING/DIVING.
YOUTH	BEFORE AND AFTER SCHOOL PROGRAMS, SUMMER/SCHOOL BREAK CAMPS, AND PRESCHOOL.
EDUCATION	LANGUAGE PROGRAMS, TUTORING, SCIENCE (STEM) CLASSES, COMPUTER, AND FINANCIAL PLANNING.
GENERAL INTEREST	PERSONAL DEVELOPMENT CLASSES.
SPECIAL NEEDS	PROGRAMS FOR THE PHYSICALLY AND MENTALLY IMPAIRED. ALSO, INCLUSION PROGRAMS.
SPECIAL EVENTS	COMMUNITY WIDE SPECIAL EVENTS THAT ARE CONDUCTED THROUGHOUT THE YEAR.
OUTDOOR RECREATION	ENVIRONMENTAL EDUCATION, HIKING, CAMPING, KAYAKING, AND OTHER ACTIVITIES.
SENIORS	PROGRAMS AND SERVICES THAT ARE DEDICATED TO SERVING THE NEEDS OF SENIORS.
TEENS	PROGRAMS AND SERVICES THAT ARE FOCUSED ON SERVING THE NEEDS OF TEENS.
SELF-DIRECTED	THIS INCLUDES THE OPPORTUNITIES FOR INDIVIDUALS TO RECREATE ON THEIR OWN.
SOCIAL SERVICES	THIS CAN INCLUDE NUTRITION AND FEEDING PROGRAMS, JOB TRAINING, LIFE SKILLS TRAINING, AND OTHER ACTIVITIES SUCH AS HEALTH SCREENINGS.

TABLE 31 – *GENERAL PROGRAM CATEGORIES*

PROGRAM OPPORTUNITIES

When the recreation services that the Village and the other organizations are providing are analyzed (Table 32), there are a few of the general program areas that are not being covered directly by organized programs.

PROGRAM AREA	VILLAGE	OTHER PROVIDERS
SPORTS	YES	YES
FITNESS/WELLNESS	YES	YES
CULTURAL ARTS	--	YES
AQUATICS	--	--
YOUTH	YES	--
EDUCATION	--	--
GENERAL INTEREST	--	YES
SPECIAL NEEDS	--	--
SPECIAL EVENTS	YES	YES
OUTDOOR RECREATION	--	YES
SENIORS	YES	YES
TEENS	--	--
SELF-DIRECTED	YES	--
SOCIAL SERVICES	--	--

TABLE 32 – *GENERAL PROGRAM COVERAGE*

There are a number of areas where there is a lack of programming being offered. Some of this is related to a lack of Village facilities (aquatics), staff, or resources (funding) but other key program areas (special needs and teens) do not have other established providers in the community. For the program areas that the Village or other organizations are not providing, the community is reliant on other agencies or private providers in the area for these services. The Village does not have to be the direct provider of programs in each of these areas but identifying other providers is important.

PROGRAM EMPHASIS

(Table 33) examine the level of programming offered in each of these categories by the Village and the other providers.

PROGRAM AREA	LOW LEVEL	MED. LEVEL	HIGH LEVEL
SPORTS	YES	--	--
FITNESS/WELLNESS	YES	--	--
CULTURAL ARTS	--	--	--
AQUATICS	--	--	--
YOUTH	--	YES	--
EDUCATION	--	--	--
GENERAL INTEREST	--	--	--
SPECIAL NEEDS	--	--	--
SPECIAL EVENTS	--	--	YES
OUTDOOR RECREATION	YES	--	--
SENIORS	--	YES	--
TEENS	--	--	--
SELF-DIRECTED	--	YES	--
SOCIAL SERVICES	--	--	--

TABLE 33 – *LEVEL OF PROGRAMMING FOR EACH AREA (VILLAGE)*

Village Programs

The focus of Village programs is clearly in special events and there are a mid-range of activities in youth, seniors and self-directed (due to the parks and other facilities that the Village has available). The level of programming in sports, fitness/wellness, and outdoor recreation are low. This is due to a lack of facilities to support these activities, minimal levels of staff, and a decision by the Village that these services are best provided by other organizations.

Other Providers

For other providers, the program focus is primarily in the area of youth sports and tennis with a reasonably strong offering in outdoor recreation. There are a medium level of fitness/wellness programming and special events with only a few programs being offered in cultural arts, general and seniors' categories (Table 34).

PROGRAM AREA	LOW LEVEL	MED. LEVEL	HIGH LEVEL
SPORTS	--	--	YES
FITNESS/WELLNESS	--	YES	--
CULTURAL ARTS	YES	--	--
AQUATICS	--	--	--
YOUTH	--	--	--
EDUCATION	--	--	--
GENERAL INTEREST	YES	--	--
SPECIAL NEEDS	--	--	--
SPECIAL EVENTS	--	YES	--
OUTDOOR RECREATION	--	--	YES
SENIORS	YES	--	--
TEENS	--	--	--
SELF-DIRECTED	--	--	--
SOCIAL SERVICES	--	--	--

TABLE 34 – *LEVEL OF PROGRAMMING FOR EACH AREA (OTHER PROVIDERS)*

RECREATION PROGRAMMING SUMMARY

- The Village only conducts a relatively small number of recreation programs, and these are primarily special events, senior and youth programs. This is due to a lack of facilities to support these activities, minimal levels of staff, and a decision by the Village that these services are best provided by other organizations.
- Contract or partner organizations provide a larger number of programs focusing on youth sports, tennis, and outdoor recreation.
- When all the recreation programs, including those offered by the Village and other providers, are considered there are still some major program areas that are not being adequately covered. These include:
  - Aquatics
  - Education
  - Special Needs
  - Teens
  - Social Services
- Most all recreation programs and services are coordinated out of five parks or facilities. There is limited indoor space for programs that rely on this type of space.
- The Village is committed to an approach where staff provides programs in select areas, but the majority of programs are provided by other organizations. However, Parks and Recreation needs to have a formal, written, program plan in place to guide the delivery of services by the Village and other organizations to ensure that the needs of the community are being met in all program areas.
- There are limited existing program metrics and a lack of consistency in how they are tracked and reported. This is due in large part to the fact that Parks and Recreation does not have an on-line software program that can be used for program registration, facility rentals, and reservations.
- Recreation programs do not have the benefit of having established comprehensive marketing efforts or a seasonal program brochure. The Village previously had a quarterly program brochure (Play-by-Play) but this was cut from the budget. The Thalatta Estate does have strong marketing efforts for events and facility rentals.

- Parks and Recreation assigns athletic fields to community sports organizations but would benefit from having a written comprehensive athletic field use policy in place.
- Rentals of picnic areas, pavilions, meeting/event rooms are a minor emphasis for the department, but this is a major focus of Thalatta Estate.

6. 2 ASSESSMENT OF PARKS AND RECREATION FACILITIES

CURRENT FACILITIES

The Village has a number of parks and facilities that support recreation programs and services that are offered by Parks and Recreation as well as other providers. These include:

Coral Reef Park

This is the largest Village park at about 48 acres. It is very well kept and maintained.

- The old Recreation Room was torn down and now the department uses a portable as an office and tennis center office. A new community room is needed to expand indoor programming.
- There are 8 hard surface tennis courts and a handball/ racquetball complex (also is overlaid with two pickleball courts).
- There are 3 diamond fields including a H.S. Baseball stadium which two school's use. There are also several rectangular fields, some of which overlay the baseball fields. All are grass. School use is on a rental basis and youth sports groups on a fee per player per season. All of the fields are well maintained.
- The park has a great trail system in the park, but it needs to be resurfaced.
- The park also has a lot of open areas that are not specifically programmed for events or activities but available for drop-in recreation by the community.
- The Village conducts a number of special events in the park and a private vendor operates a farmers' market.

Palmetto Bay Park

This is the Village's second largest park. It is also well maintained.

- It has 6 girls softball fields (4 lighted), a large open grass area that is used for soccer fields (not lighted).
- There is a small community room with an office and an attached maintenance room. This should be replaced with a larger and more functional building.
- There is an old skate park that needs to be replaced and a basketball court that has recently been resurfaced.
- The park has a nice playground area, but it had to be reduced in size to accommodate a road that is not used. Parks and Recreation needs to come up with ideas on how the use this closed off road (fitness equipment, sprint track, etc.) In the past the road was closed off on Thursdays for a farmers' market as well.
- The park has poor access requiring everyone to enter and exit from Highway 1.

Thalatta Estate Park

This is a great facility for weddings and other events. It also supports

a few recreation programs as well. It is well maintained both inside and outside.

- The grounds are outstanding and there is great view of Biscayne Bay.
- The estate hosts a large number of weddings and some other events. With no inside congregate space it is basically a seasonal operation. The Village should consider adding an indoor space on the patio area.
- The Village charges at the low end of the scale for the types of uses it supports. Parks & Recreation should look at increasing the rental rates.
- All maintenance is on site with a small maintenance building. Special Events also has their office at this location.
- The estate has a lack of on-site parking for large events. Any event over 50 has to have valet parking using the park next door. There is a maximum of 250 people per event because of the parking issues.

Ludovici Park

This is a small park that also has a library (Miami/Dade Library) on site, a covered stage area, and an upstairs community room. There is a nice lawn area for events.

- The community room is utilized for some recreation programming and for rentals. Community groups use the room for free for their meetings but are limited on the number of hours per year.
- There is a lack of parking in the park which requires the use of the church across the street.
- Despite being located next to Biscayne Bay, there is no access to the water from the park.
- Miami Dade County pays the Village annually for use of the site for the library plus a portion of the maintenance costs to the building and parking lot.

Perrine Community House

The building is leased from the county. It is an old structure but is in good condition. There is one community room with a small kitchen.

- The building is used for rentals, small meetings, some senior programs, and other functions.
- The building is cleaned and maintained by Village staff.
- There is very limited parking.
- Rentals have to hire a security guard for night meetings.

Perrine Wayside Dog Park

This is a large dog park with large and small dog sections.

- It is located close to Highway 1 and is very nice park that is well maintained.
- There is not any designated parking for the park.
- Despite good maintenance practices, it is difficult to keep grass growing.

The Woods

This is just a long narrow open space area with houses located around it.

- The land is leased from the county, but they require that the Village put amenities into the site in the next couple of years.
- The county also requires the Village to clean out all invasive plants.
- The site is overgrown with vegetation.
- This will just be a passive park with a trail around the perimeter and some benches.

PARKS AND RECREATION FACILITIES SUMMARY

- There are five primary parks and facilities that support recreation programs and services as well as rentals. There is also a dog park and an open space area.
- Most of the parks and facilities are well maintained but improvements and some additional amenities are needed at each location.
- There is limited indoor space for programs and rentals and the existing spaces are small. There is no public indoor gymnasium available in the Village.
- There is no public pool available in the Village which means there are no aquatic programs.
- The lack of parking at a number of facilities (Thalatta, Ludovici, and Perrine) limits their use for certain activities and events. Palmetto Bay also has limited parking for tournaments and Coral Reef for heavy use on the weekends.

6. 3 ASSESSMENT OF OPERATIONS AND MAINTENANCE

The Village has a strong commitment to parks and recreation operations and maintenance. This is reflected in a number of areas.

STAFFING

Staffing within the Parks and Recreation Department is divided into three primary areas (based on 2022-2023 fiscal year). These include 16 full-time positions and 19 part-time. This is only an adequate level of staffing for current operations and results in struggles to maintain a high level of service.

Administration and Programming

There are 5 full-time staff that handle basic administrative and operations tasks as well as recreation programming for the department.

- **Parks and Recreation Director:** Manages the entire department.
- **Parks and Recreation Manager:** Assists the Director and is directly responsible for overseeing parks capital projects plus the operation of Veterans Park and The Woods. The position also manages parks maintenance.
- **Administrative Assistant:** Provides administrative support for the department and director.
- **Special Events Supervisor:** Is responsible for the coordination of special events in the Village as well as overseeing general recreation programs that are not offered at one of the other park sites.
- **Special Events & Programs Coordinator:** Assists the Special Events Supervisor and is responsible for some general programs as well.

Parks Projects/Parks Maintenance

Is responsible for the maintenance of all Village parks and outdoor

facilities plus managing parks capital projects. There are 7 full-time staff.

- **Parks and Recreation Manager:** Assists the Director and is directly responsible for overseeing parks capital projects plus the operation of Veterans Park and The Woods. The position also manages parks maintenance.
- **Parks Maintenance Supervisor:** Is responsible for managing all parks maintenance functions and staff.
- **Parks Maintenance Workers (6):** They are responsible for the actual maintenance of the parks and outdoor facilities.

Recreation Operations

These positions are responsible for the operation of major parks and facilities as well as coordinating the programming that takes place there. There are 4 full-time staff.

- Parks & Recreation Supervisor (3) – Each of the supervisors is responsible for different parks. One has Coral Reef Park and the Tennis Center, another has Palmetto Bay Park, Perrine Community House, Perrine Community House and Perrine Wayside Park, and the third has Thalatta Estate and Ludovici Park as well as overseeing reservations.
- Park Reservations Specialist – Is responsible for coordinating all park reservations in the system.

There is also a total of 16 part-time Park Service Aide's with seven being assigned to the first supervisor, six to the second, and 3 to the third Supervisor. They assist with janitorial and minor maintenance of the parks and oversee rentals and coordinate vendors at Thalatta Estate. In addition, there are 3 part-time Recreation Attendants that are assigned to help with the operation of the Tennis Center.

Other

- There are a number of part-time staff and most of the positions are Park Service Aide's. There are virtually no part-time staff for Grounds Maintenance.
- There is not a park ranger program in place. This may need to be considered in the future.
- There are very limited on-going staff training opportunities.
- There is currently not a Certified Playground Safety Inspector (CPSI) on staff. Training an existing Parks Maintenance Worker for this task is advisable but this could also be handled by contract. Having playground inspections completed by a CPSI on at least a bi-weekly basis is important to reduce liability.
- All job descriptions (full and part-time) should be updated to reflect the current job responsibilities.
- The Village has a Personnel and Policies Manual and Parks & Recreation has a set of departmental rules and regulations as well as standard operating procedures but integrating all this information into a comprehensive parks and recreation staff manual would be advantageous. The department would benefit from having an established succession plan for staff.
- Facility Maintenance is not the responsibility of Parks and Recreation but augmenting this with a facility maintenance crew that is based in the department would provide a higher level of maintenance for indoor facilities.

OPERATIONS

Various operational factors are noted in the following section.

Maintenance

The maintenance of parks and facilities is reviewed below.

- The general level of maintenance of all parks and facilities is strong but needs to continue to expand for those areas that receive high use or are in need of being upgraded.
- Grounds maintenance does not have a separate athletic fields maintenance staff. This is often found in parks departments.
- All concession operations in all parks are contracted.
- Most all park maintenance and restroom cleaning are done in-house. The department does contract out some open area mowing but do all athletic field mowing in-house. Major tree trimming and high window cleaning is contracted.
- The Village does not have a computerized maintenance management system. However, work orders are utilized. Having a maintenance management system in place for both parks and facilities that would serve as a work order system and an accounting of maintenance by task and amenity would be helpful.
- While Parks and Recreation has a turf maintenance plan and individual park maintenance plans are developed monthly, there is not a comprehensive written maintenance plan in place for parks as a whole the establishes levels of service standards.
- All playgrounds in the Village need to be on a replacement schedule that ensures that there is a system in place for keeping playgrounds safe and usable.

Budgets

The Village has a number of budgets for Parks and Recreation that cover parks and recreation facilities including:

- **Parks Administration:** This is the largest budget for the department, and it covers parks and recreation management and administration.
- **Coral Reef Park:** This is the operations and maintenance budget for this park and the activities that take place there. This is the second largest budget in the department.
- **Palmetto Bay Park:** This is the third largest budget account, and it covers the operations and maintenance of the park and its programs.
- **Thalatta Park:** This budget covers the operations and maintenance of the Thalatta Estate.
- **Other Budgets:** Beyond these major budgets there are also budgets for the following parks and facilities:
  - Coral Reef Park-Tennis Center
  - Ludovici Park
  - Perrine Community House
  - Perrine Wayside Dog Park
  - The Woods
  - Veterans Park
- The Village has strong budgeting practices based on establishing budget cost centers that identify the cost for different parks, facilities, and programs (tennis).
- Each of the budget accounts includes all direct identified costs (utilities, security, etc.) for the park or facility so the total costs have been identified.

- Revenues are shown in general categories only with no linkage back to the expenditure accounts.
- Parks and Recreation does not have a formal capital replacement plan in place that is supported by a capital asset management plan.
- Recreation program and facility use fees are established by Village ordinance, but this is not backed up by a formal written fee policy that provides a methodology on how fees are established. This policy would also help determine cost recovery guidelines for programs and facilities.
- The department does not utilize a recreation software program and as a result all program registrations are done manually. There is also no ability to register for recreation programs or rent facilities on-line. The Village also accesses a surcharge for using credit cards.
- The department will need to plan for increasing costs, especially for staff. The department will need to pay more to attract and keep staff but also plan for the state minimum wage going to $15 an hour in a few years.

Policies and Procedures

There are minimal operations and management policies and procedures in place specfifically for Parks and Recreation. The Village itself has policies and procedures that cover human resources (employee manual), purchasing and other management functions but this is the extent of most policies.

- There needs to be standard operating procedures for the department as a whole and also for individual parks and facilities. This is currently being developed.
- It is critical to have safety and security measures in place for all parks and facilities as well as an emergency action plan. There is a hurricane procedures manual.
- The department should also develop a continuity of service plan that ensures operations during or after a pandemic, hurricane, or other event.
- The department needs to develop a formal diversity, equity, and inclusion statement or plan (DEI). This should build off a Village wide DEI plan.
- Key performance metrics for parks/facility maintenance and recreation services are not present and are necessary for tracking purposes.

Marketing

Marketing does not appear to be a major focus for Palmetto Bay parks, facilities, and programs.

- The Village's web site has limited information and does not feature links or promotion of facilities and events that are provided. This needs to be improved.
- There is not any type of a marketing strategy or plan in place to guide marketing efforts.
- There is not a marketing staff person or any one individual that is assigned the responsibility of coordinating marketing efforts for the department.

OPERATIONS AND MAINTENANCE SUMMARY

- The Parks & Recreation department has an organizational structure that is centered around three primary areas that is

well coordinated with the parks and facilities that are operated.

- Staff is mostly full-time with some key part-time support staff as well.
- The staffing plan could use updates to job descriptions, the development of a staff manual, and the establishment of a succession plan.
- The overall level of maintenance is high with most of the maintenance functions being conducted in-house with a few tasks contracted to outside providers.
- There is a strong need for a comprehensive maintenance plan as well as a maintenance management system. This will enhance current maintenance practices and provide clear standards for the future to ensure that established levels of service are followed.
- The department has strong budgeting practices based on true cost center accounting.
- The department needs to establish a comprehensive fee policy to guide fee setting for programs, facility use, and rentals. This should be the basis for a complete cost recovery plan.
- There is a need for a capital replacement program and asset management system.
- There are limited operational policies and procedures to ensure a uniform and consistent approach to providing programs and facilities.
- Key performance indicators need to be established for all aspects of the Parks and Recreation Department's operation.
- There is little integration of technology for management purposes.
- There is no coordinated marketing of recreation opportunities to the community.

7

RECREATION PROGRAMS AND SERVICES RECOMMENDATIONS

This page was intentionally left blank.

7.1 FUTURE RECOMMENDATIONS

The following recommendations are based on the findings of the Assessment of Existing Conditions section of the master plan, the public input findings, national best practices, and the need to position parks and recreation in the Village of Palmetto Bay to be successful in meeting the needs of community residents for the next 10 plus years.

RECOMMENDATIONS FOR RECREATION PROGRAMS

The Village of Palmetto Bay will need to determine the areas of focus for future recreation programming efforts based on the level of financial and resource commitment that it wants to make to recreation programs and services.

Formalize a Programming Philosophy

Parks and Recreation should formalize an overall basic programming philosophy based on the current method of providing services. This should include the following objectives:

- The Village will not be the primary provider of most recreation programs and services that are available in the community but will coordinate these efforts to ensure that adequate recreation services are obtainable.
- Develop partnerships with other providers to bring a full spectrum of recreation programs and services to the community.
- For recreation programs and services that occur at Village parks and facilities develop an approach the relies on:
  - Parks and Recreation staffed programs for key program areas only.
  - Contract provided programs where revenues are shared for most programs.
  - Rental of space to other providers for limited programs.
- Ensure that recreation program and service opportunities are available to all ages, incomes, abilities, gender, and ethnic groups in an equitable and inclusive manner.
- Ensure that recreation program and service opportunities are available in areas of interest that are identified as a need in the community.
- Village recreation and program service offerings will respond to identified community needs in a cost effective and efficient manner.

Develop a Program Plan

Based on the programming philosophy, develop a program plan that includes the general direction of recreation programming for the next 5 plus years. This would include the following areas:

- Establish the basics of the plan:
  - Determine which programs will be primarily offered by Village staff. This currently includes:
    - Special events
    - Youth
    - Seniors
    - Self-directed
  - Respond to priorities for general programming expansion based on community input (primarily the survey) including:
    - Fitness/Wellness
    - Nature/Outdoor Adventure

- Aquatics/Water Related
- History and Museums
- Family Events

The role of the Village in providing new programs in these areas will need to be determined but in keeping with the overall programming philosophy, it should be expected that most will be offered by other providers.

- Maintain and enhance programming contracts with existing organizations, including fitness providers, youth sports organizations, outdoor recreation providers and others for the following:
  - Youth Sports
  - Adult Sports
  - Fitness/Wellness
  - Outdoor Recreation
  - Cultural arts
- Determine the approach to other program areas that currently do not have organized program opportunities including:
  - Education
  - Special Needs
  - Teens
  - Social Services

Although not as high of a priority as the programs that were identified by the public for additional focus, there still should be opportunities for Palmetto Bay residents to participate in programs in these areas. It is expected that any programs would either be provided by contracts with other providers or by referral to other organizations.

PROGRAM AREAS	VILLAGE	OTHER PROVIDERS	FUTURE PROVIDERS
SPORTS	YES	YES	--
FITNESS/WELLNESS	YES	YES	--
CULTURAL ARTS	--	YES	--
AQUATICS	--	--	YES
YOUTH	YES	--	--
EDUCATION	--	--	YES
GENERAL	--	YES	--
SPECIAL NEEDS	--	--	YES
SPECIAL EVENTS	YES	YES	--
OUTDOOR RECREATION	--	YES	--
SENIORS	YES	YES	--
TEENS	--	--	YES
SELF-DIRECTED	YES	--	--
SOCIAL SERVICES	--	--	YES

TABLE 35 – *PROGRAMS AREAS AND PROVIDERS*

- Adopt the following future program responsibility directives:
  - **Youth Sports:** Most all competitive youth sports leagues and programs will continue to be the responsibility of community-based youth sports organizations in the area. Parks and Recreation will provide limited recreationally focused team sports as well as only a few select programs for individual sports.
  - **Adult Sports:** Any new adult sports will be offered by other providers, but it will be difficult to add team sports due to a lack of available time on athletic fields as well as indoor gym space.
  - **Fitness/Wellness:** This is a strong area of need as identified by the community, but the Village does not have adequate facilities to support a high level of programming in this category. Parks and Recreation should increase in-house programs where possible, but any significant

growth will have to be through contract or other providers and likely at their own facilities in the future.

- **Cultural Arts:** This is not a major program area for Parks and Recreation and will likely remain so into the future. Any new programs will be offered by contract providers.
- **Aquatics:** With no Village pool available, any programming in this area should be done by referral to other organizations that have aquatic facilities and programming available. This includes the YMCA and Cutler Bay. It is not expected that the Village will develop an aquatic center in the future.
- **Youth:** Parks & Recreation will continue to be primary provider of most after school and summer camp programs, but other contract providers could be utilized to expand programming opportunities in this area.
- **Education:** Parks and Recreation does not currently have education programming for youth or adults (other than what is integrated into youth programs), so most future programming needs should be provided by local school schools, specialized non-profits, the library, or private providers. However, Parks and Recreation should have information regarding these types of programs or services for referral.
- **General Interest:** It is not expected that there will be a significant growth in this area in the future, but most any new programming opportunities will be offered by contract or other providers.
- **Special Needs:** With no programs currently being provided in this area by either Parks and Recreation or other contract providers, there should be a focus in the future on identifying possible providers of programming for special needs either on a contract or referral basis.
- **Special Events:** It is expected that this will continue to be a primary program focus for Parks and Recreation in the future.
- **Outdoor Recreation:** This is one of the top recreation program areas that was requested by the community. Parks and Recreation has limited offerings and most programming is offered by contract providers. This will need to be a focus for future recreation programing by the Village and by contract providers.
- **Seniors:** It is expected that Parks and Recreation will continue to be the primary provider of programs and services that focus on seniors, but additional programs will be needed.
- **Teens:** In the future providing services and programs specifically designed for teens will likely need to be the responsibility of contract and other providers.
- **Self-Directed:** With the Village's recreation facilities, self-directed activities will remain as a significant program area.
- **Social Services:** This area of programming is provided by some parks and recreation agencies but not by others. This is currently not a program area for Parks and Recreation and there are no existing contracts with other providers in place. The Village will need to determine if this is an area that requires their direct involvement in the future. It should be expected that all services will be by referral to other providers only.

- Contracts with other providers need to clearly outline specific roles and expectations as well as limits to facility scheduling, fees, and operations. Contract requirements should include:
  - A program plan.
  - Safety and security plans
  - Participant code of conduct
  - Background checks for all staff and volunteers

- Quarterly and annual reports on program numbers and participants
- DEI policy
- Youth sports: Coaches training program and concussion protocol

- For those program areas where there are no contracts, utilize other providers on a referral and clearinghouse basis. This could involve promotion of their activities, coordinating of some programs, and permitting of facilities. However, this process needs to be closely managed to be successful.

- Ensure that recreation programs (inhouse, contractual or referral) are available for a wide range of demographic groups including:
  - **Preschool:** Programs and activities that assist with the development of young children both as individuals and with parents or caregivers.
  - **Youth:** Programs that serve a variety of interest areas beyond just sports including after-school and summer camps.
  - **Teens:** Activities designed specifically for teens that are both organized and drop-in in nature.
  - **Seniors:** Programs and services that serve a wide range of the senior age category, including an appeal to the younger more active based senior.
  - **Intergenerational/Multigenerational:** Offering programs and services that have an appeal to multiple generations or across generations. This should include family focused activities.
  - **Ethnic/Culturally Based:** There should be an effort to offer programs and services that are appropriate for the cultural orientation of the community.

- Adapt the demand for future programming to the facilities that are available within the Village to support the desired activities. This will limit the ability to deliver programs in some areas.

- Programming should include some limited virtual options in addition to traditional in-person offerings.

- There will need to be the establishment of basic performance measures to track recreation programming effectiveness. This includes the following for both Village programs as well as those that are contracted:
  - Rates of fill for programs and activities (capacity vs. actual numbers).
  - Resident and non-resident participation rates
  - Participation numbers and comparisons to past years/ seasons.
  - Rate of program cancellations (should be between 15% and 20%)
  - Financial performance including cost per participant.
  - Evaluations from participants.

RECREATION PROGRAM RECOMMENDATIONS SUMMARY

- Formalize a formal programming philosophy.
- Develop a program plan that builds on the programming philosophy.
- Pursue additional contracts with other providers for program areas that are not currently available to the public.
- For those program areas where there are no contracts, utilize other providers on a referral and clearinghouse basis.
- Ensure that recreation programs are available for a wide range

of demographic groups, regardless of who is the provider.

- Establish basic performance measures to track recreation programming effectiveness.

7. 2 RECOMMENDATIONS FOR RECREATION FACILITIES THAT SUPPORT RECREATION PROGRAMS AND SERVICES

Specific recommendations for active use recreation facilities in Palmetto Bay include:

- The public process (especially the survey) indicated that the top priorities for new amenities that can support recreational activities are:
  - Exercise/Fitness Room
  - Community Centers/Recreation Centers
  - Larger Community Parks
  - Outdoor Pools
  - Walking Running Tracks

It is not expected that Village will be able to significantly address these priorities by building additional facilities due to the lack of space (large community parks), high cost of development and operation (community/recreation centers and outdoor pools and the staffing requirements.

- It is important to realize that the ability to deliver a wide range of recreation programs and services is impacted by the limits of the parks and facilities that are available. This includes:
  - Without a public pool in the Village, aquatic programming is not available directly by Parks and Recreation.
  - There is not an appropriate indoor space to develop fitness/wellness programming.
  - Indoor sports (basketball, volleyball, etc.) are impacted by the lack of public gym space.

The Village will either need to develop the required amenities to support these activities or rely on other providers in the Palmetto Bay area. Adding a splash pad is an alternative to building an actual swimming pool but it will not provide the opportunity for actual aquatic programs.

- Develop operations plans for each of the major parks and recreation facilities in the Village including:
  - Coral Reef Park
    - Recreation Room/Facility (new)
  - Palmetto Bay Park
    - Recreation Room
  - Thalatta Estate
  - Ludovici Park
    - Community Room
  - Perrine Community House
- This needs to include safety and security concerns and an emergency action plan (EAP).
- Ensure that there are current operational and management agreements in place for any facilities that are being contract operated.
- Thalatta Estate is an outstanding facility for events but the ability for this facility to maximize its full potential would be significantly enhanced if indoor event space could be added to the back of the building. Completing a feasibility study to

investigate the viability of adding indoor space should be completed in the future.

- A lack of parking at Thalatta Estate, Ludovici Park and Perrine Community House impacts the use of these facilities. Developing additional on-site parking is not possible but utilizing shared parking opportunities with other entities will need to continue and should be expanded if possible.
- Parks and Recreation should complete an athletic field capacity analysis to determine the accepted level of use for existing fields. Establish an annual hourly level of use ceiling for fields to minimize turf damage and keep fields usable.
- All playgrounds in the Village should be on a replacement schedule that ensures that there is a system in place for keeping playgrounds safe and usable.
- Establish clear priorities of use for the larger parks and buildings (new Coral Reef recreation room, Palmetto Bay recreation room, Ludovici community room) by time of day, day of week, and season the year to ensure that the parks and spaces are being used to their full potential and meet the goals of the amenities and programs. Priorities should include drop-in use, programs, and rentals.

RECREATION FACILITIES RECOMMENDATIONS SUMMARY

- Develop the required amenities to support community desired recreation activities or rely on other providers in the Palmetto Bay area.
- Build off existing policies and procedures to develop formal operations plans for each of the major parks and recreation facilities in the Village.
- Have current operational and programming agreements in place for all facilities that are being contract operated.
- Complete an athletic field capacity analysis to determine the accepted level of use for existing fields.
- Determine funding mechanisms for capital development and operations.

RECOMMENDATIONS FOR OPERATIONS AND MAINTENANCE

Critical to having strong management and operations of recreation programs, services, and facilities; is having a strong staffing, maintenance, budgeting, policies and procedures, and marketing measures in place. The following are specific recommendations for these areas.

Staffing

- Currently Parks and Recreation has only an adequate level of staffing for operations, maintenance, and recreation programming. However, if there is a desire to increase the level of maintenance and operations at existing parks, add new parks and park amenities, or recreation programming is expanded, then further staffing will be required.
- Establishing a formal staffing philosophy for Parks and Recreation will be important. This should be tied to levels of service for parks and facilities as well as for recreation programs (existing or new). It should also reflect what operations and programming tasks will be contracted to other organizations or providers.
- Review all job descriptions for full-time and part-time staff to ensure that they adequately reflect the actual duties of each position.

- Formalize a staff succession plan to plan for the inevitable turnover in key staff positions over time.
- Critical to the long-term success of parks and recreation staffing is a commitment to staff training and ultimately certification when appropriate. Developing a formal annual training program is important.
- A comprehensive staff manual should be developed that builds off Village policies and procedures.
- The Village may want to consider establishing a Park Ranger program with two full-time rangers. This may need to be augmented with part-time staff as well. These positions could assist with customer service issues, rules enforcement, safety and security concerns, and even opening and closing of parks.
- Most parks and recreation agencies that have a significant number of athletic fields, establish an athletic fields maintenance crew the focuses on this aspect of parks maintenance. This does not have to be the crew's sole job function, but they should have the specific knowledge and experience to complete this work. Designating two of the existing Parks Maintenance Workers for this role should be considered.
- There should be at least two Certified Playground Safety Inspectors (CPSI) in the Parks and Recreation Department in the next year. This is simply certifying existing staff with no additional staff needed. This could also be a contracted service.
- Consider adding a facilities maintenance crew (1-2 staff) within Parks and Recreation to enhance indoor facility maintenance.

Maintenance

- The maintenance of parks and recreation facilities is currently at a high level and the Village needs to commit to continuing this level of service in the future.
- Parks and Recreation needs to develop a comprehensive maintenance management plan for parks and facilities as a whole. This needs to include specific maintenance functions that need to occur, their frequency, method(s) for delivery, required resources, and tracking of work and budget. This plan should also have a specific focus on preventative maintenance and should include not only the growing environment but also buildings and structures as well. Ideally each major park or recreation facility should have its own maintenance plan that is specific to that location.
- Once the maintenance management plan is in place, the process needs to continue to develop to the next level where actual time and resource allocations are utilized to validate the plan that is in place. This could take several years until enough real-world numbers (number of hours spent per park/building and per maintenance function as well as actual costs for each park for supplies and contracted services) are available to adjust the existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.). This will require a maintenance management software system.
- Develop an asset management plan and lifecycle replacement schedule for all Village parks and recreation facilities with provisions for a yearly update.
- There should also be a detailed deferred maintenance list for all Village owned parks and recreation facilities that prioritizes needed improvements per facility and overall.

- Most parks and recreation agencies strategically contract for some maintenance services in addition to providing staff led maintenance. Parks and Recreation, with minimal staffing levels, should complete an analysis of which additional parks maintenance services could possibly be contracted. This should include the possibility of contracting for restroom cleaning on a daily basis.
- Formal park/facility inspections should be completed on a bi-weekly basis.
- Staff schedules, maintenance plans, tracking of inventories, facility inspections and actual maintenance time and materials records should be fully automated with the ability to make entries from the field on tablets or other hand-held devices.

Budgets

- Establish clear staffing and operational budget requirements for Parks and Recreation to support maintenance, operations, and the program plan.
- Utilizing the asset management plan and lifecycle replacement schedule for parks and recreation facilities, a 5-year capital improvement plan (CIP) should be developed and updated annually. This will need to be fully funded to keep from developing an ever-expanding list of deferred maintenance issues.
- Sound financial practices require good budget monitoring procedures and strong record keeping. The operational budgets need to continue to be monitored on at least a monthly basis with any possible deviations or modifications noted at that time.
- For any budget accounts where there are direct revenues associated with costs (recreation programs and facilities), revenues should be linked and shown with expenses to determine a true net cost.
- Rates of compensation for part-time staff will likely need to have significant increases over the next five years to attract and keep staff.
- Parks and Recreation needs to establish a formal recreation fee philosophy and a supporting policy to guide the fee process and provide a rational reason for establishing specific fees for service. There should be fee increases for most programs, services, and rentals at least every two years.
- Strong consideration should be given to eliminating the surcharge for the use of credit cards as a form of payment for parks and recreation services as this discourages their use and makes the collection of funds more difficult and time consuming. Most services should be available for on-line sign up which eliminates much of the staffing requirements for this function.
- It must be recognized that recreation is a discretionary use of an individual's time and money and as a result there needs to be an adequate budget and staff commitment to marketing and promotions on an annual basis.
- Parks and Recreation should utilize the quarterly Managers Report to complete a comprehensive annual report for all aspects of parks, facilities, and recreation operations. There should be an annual report that succinctly summarizes yearly financial statistics and utilization rates and compares them with previous years. Each area should utilize the same format and the information should be available in a single document for the Village.

Policies and Procedures

- There needs to be standard operating procedures for Parks and Recreation as a whole and for individual parks and facilities.
- It is critical to have safety and security measures in place for all parks and facilities as well as an emergency action plan (EAP).
- It is absolutely essential that Parks and Recreation utilizes a software program for all recreation program registrations, point of sale transactions, rentals, scheduling and other functions. This should be tied to the Village's financial system for easy integration.
- Develop an athletic field use policy to determine priorities of use, use requirements and fees for use.
- It is important that Parks and Recreation establishes a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions.
- Current agreements for all contract service providers should be in place.
- The department needs to develop a diversity, equity, and inclusion policy (DEI).
- Key performance metrics for parks/facility maintenance and recreation services are not present and are necessary for tracking purposes.

Marketing

- Parks and Recreation needs to focus on improving and expanding its marketing efforts. This requires the development of at least a basic yearly marketing plan that reflects the priorities of the organization. The focus of the plan should include:
  - Integrating the promotional efforts that are in place for Thalatta Estate for general parks and recreation services.
  - The unique parks and recreation facilities that are available to the residents of the community.
  - Promoting the recreation programs and services that are available by not only Village staff but by contract providers.
  - That Parks and Recreation serves all age groups, interests, and backgrounds.
- There should be an every other year (in-house and on-line) survey of parks and recreation users' needs and concerns. This survey should gather opinions regarding maintenance, staff, programs and services, and future needs.
- Parks and Recreation should have a branded web page that is accessible from the Village web page or independently.
- Development of a 3 time a year digital parks and recreation programs and services brochure should be strongly considered.
- Designating one full-time staff member as the coordinator for marketing will be important.

OPERATIONS AND MAINTENANCE RECOMMENDATIONS SUMMARY

- Establish a formal staffing philosophy for Parks and Recreation.
- Review and update job descriptions for full-time and part-time staff.
- Formalize a staff succession plan.
- A comprehensive staff manual should be developed.

- Consider establishing a Park Ranger program as well as an athletic field maintenance crew. Also consider adding a facilities maintenance crew.
- Develop a comprehensive maintenance management plan for parks and facilities overall, as well as for individual amenities.
- Develop an asset management plan and lifecycle replacement schedule for all Village parks and recreation facilities.
- Complete a detailed deferred maintenance list for all Village owned parks and recreation facilities.
- Establish clear staffing and operational budget requirements for Parks and Recreation.
- A 5-year capital improvement plan (CIP) should be developed and updated annually.
- Establish a formal recreation fee philosophy and a supporting policy to guide the fee process.
- Complete an annual report for all aspects of parks, facilities, and recreation operations.
- Have safety and security measures in place for all parks and facilities.
- Utilize a software program for all recreation program registrations, point of sale transactions, rentals, scheduling and other functions.
- Develop an athletic use field policy to determine priorities of use, use requirements and fees for use.
- Develop a basic marketing plan that reflects the priorities of Parks and Recreation.
- Develop a branded web page that is accessible from the Village web page or independently.
- Develop 3 times a year digital parks and recreation programs and services brochure.

8

DESIGN PRINCIPLES

This page was intentionally left blank.

8.1 GUIDING FRAMEWORK

The Village of Palmetto Bay Villagewide Parks Master Plan establishes a guiding framework for the design and development of the Village's parks. These design principles are intended to guide future park design decision-making and serve as a reference for the evaluation of parks designs. These guiding design principles are as follows.

PARK SUSTAINABILITY

New construction and rehabilitation of Village of Palmetto Bay Parks will be based on accepted sustainable design and sustainable construction practices and will include as a minimum the following principles:

- Protection, enhancement, and sustenance of the natural environmental resources of existing and new parks through:
  - Best possible utilization of the recreational land resources of the Village of Palmetto Bay
  - Use of best operational practices for the upkeep and maintenance of park facilities
- Rational Use of Water Resources
  - Adequate storm water design to limit the disruption of natural hydrology by reducing impervious cover and increasing on-site infiltration
  - Efficient use of water through landscaping practices such as the use of native species and xeriscaping with drought-resistant plants
  - Efficient design of irrigation systems to maximize available water resources, using captured rain water or recycled water wherever possible
- Reducing Urban Heat Island Effect
  - Use of low-albedo materials in paved surfaces
  - Provision of adequate shade for paved surfaces
- Park Energy Efficiency
  - Implement energy-efficient lighting that, in keeping with CPTED standards, reduces the risks associated with potential park evening use
  - On-site power generation for lighting where possible and economically feasible

PARK BUILDING DESIGNS

Designs of Village of Palmetto Bay new park buildings will meet, wherever possible and economically feasible, the highest standards of sustainable building design as identified by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design Green Building Design and Construction. Given the varied nature of the buildings, the following is recommended by the Plan:

- Buildings under 10,000 square feet of new or existing construction will meet the requirements of sustainable designs
- Buildings over 10,000 square feet of new construction area will be built to be eligible for United States Green Building Council Silver LEED Building Certification

BEST PARK LANDSCAPE PRACTICES

Landscapes for the Village of Palmetto Bay will be of the highest quality and will provide Village park users with a healthy, enjoyable, and sustainable environment. Landscape design will reflect and incorporate practices that conserve water, reduce nutrient loading, minimize costs, and sustain plant life. The Villagewide Parks Master Plan recommends the following principles for landscape design.

- Provide for the use of native, drought- tolerant, low-maintenance

plant materials

- Encouraging cooling through the provision of shade and channeling of breezes
- Promote sustainable development by implementing leading-edge programs and technologies for pollution control, resource conservation, and ecosystem monitoring, research and enhancement

PARK ACCESSIBILITY

Maximize public access and use of park lands and activities by:

- Providing for parks that are physically, visually, and universally accessible for all ages and physical abilities
- Providing for parks that act as central community spaces
- Providing for user comfort through the inclusion of substantial shaded areas and the protection of cover over all children playground areas.

PARK SIGNAGE

Signage on all Village of Palmetto Bay parks shall be uniform in design and appearance and meet the following signage requirements:

- Identification: Park identification signs
- Direction: Directions to park users identifying location of activities and other requirements
- Regulation: Park use regulation signs
- Information: Park history and name origin information

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The designs of all Village of Palmetto Bay parks will adhere to the principles of CPTED and provide for the five basic elements of CPTED:

- **Natural Surveillance:** Keeping intruders under observation and creating visual connections to prevent unacceptable and unlawful activities from taking place. This is the much-mentioned concept of "eyes on the street" to control activities, intruders, and users. The adequate location of activities within the park; the location and definition of open spaces; lighting and landscape; all play a major role in creating natural surveillance of public and private areas and is a basic principle of "defensible space". Additionally, natural surveillance addresses the elimination of built environment elements that facilitate hiding, block visibility, or provide for unsafe conditions.
- **Natural Access Control:** Careful location of entrances and exits, using fences, gates, shrubs, access control devices, control, or limit access to potential target areas and to delineate to intruders and offenders that there is a risk in selecting this place as a target. Using physical means including locks and fences, provides a supplement to other access control devices.
- **Territorial Reinforcement:** Creates a clear delineation of space and separates the dedicated space from non-legitimate users. This element is often accomplished using landscaping, hardscape, fencing, signage, creative artwork, and seating. By utilizing these typical elements within the design of the facilities, the Village may increase safety within the parks, and also express additional community pride and ownership of the space.
- **Activity Support:** Places programs and activities in the shared location, so that individual participants become a part of the natural surroundings, providing natural surveillance by

committee. When spaces are perceived as safe, it increases the use of the park, increasing value and discouraging actions of non-legitimate users. Activity Support may be classified as active and passive efforts. Passive efforts include the use of design elements that attract patrons, such as parks, playgrounds, and community spaces. Active efforts include the use of scheduled elements, such as special events, programs, concerts, or organized grounds.

- **Maintenance:** Routine and preventative maintenance helps ensure spaces are able to serve their intended purpose. This allows for the continued use of spaces as originally intended. Regular maintenance is a demonstration that the park is cared for and discourages misuse by non-legitimate users.

ALIGNMENT WITH VILLAGE POLICIES

All new construction and park improvements shall be in alignment with Village of Palmetto Bay policies.

PARK DESIGN EXCELLENCE

The Village of Palmetto Bay will strive to provide park designs that incorporate the highest standards to meet user needs and have functional, creative and aesthetically pleasing designs that provide for enhanced public image and identity of the Village of Palmetto Bay recreational lands through the adequate linkage to surrounding urban fabric.

The following pages include recommendations for achieving design excellence for the future design and construction of Village of Palmetto Bay parks.

8. 2 INTRODUCTION TO DESIGN EXCELLENCE

The Plan is a design-driven document oriented to the enhancement and expansion of the Village's parks. The Village of Palmetto Bay Council, in its proactive participation in the development of the Villagewide Parks Master Plan, promoted the inclusion of descriptive concepts and actions to enhance not only the functionality of parks, but their aesthetics and relationship to the Palmetto Bay community.

The community survey carried out as part of the Plan identified a number of community priority investments in future Village park improvements and design. Some of these priority items are included below:

- Smaller Neighborhood Parks/Pocket Parks
- Outdoor Fitness Equipment/Courses
- Community Centers/Recreation Centers
- Pickleball Courts
- Splash Pads
- Labyrinths

As a guiding document the Villagewide Parks Master Plan addresses the inclusion of these venues and to promote their excellence in design as a guide to future park designers implementing the specific park designs included as part of the Master Plan. Examples are presented to illustrate the design intent for the future venues to be included in each park. Highlighted as well is the need to create cross-generational, multi-use spaces and areas to expand the reach of the park system and provide a day-long utilization of the Village's Park resources: seniors in the working hours, children in the afternoons, young adults in the evenings. Presented in the following pages are examples of park design venues to promote functionality and excellence in future Village park designs.

SMALLER NEIGHBORHOOD PARKS/POCKET PARKS

A small neighborhood park, also referred to as a "pocket park," are passive parks embedded within the community, utilized for more passive recreational needs. These open spaces are intended to be easily accessible to the surrounding community and prioritize connectivity for pedestrians.

The smaller neighborhood parks shall be visible from the street and surrounding residential uses, prioritizing safety, and security. Given the passive nature of these parks, the most intensive use to be programmed within the sites are small children's playgrounds, and they do not typically include sports-related activities, such as basketball courts/baseball fields.

Smaller neighborhood parks are intended to provide green space for the neighborhood at-large, and not utilized by the overall urbanized area.

The placement and character of these open spaces are meant to fill the gaps in open space around the community, safely providing a park within the 10-minute walk for most Village residents.

















OUTDOOR FITNESS EQUIPMENT/COURSES

The integration of exercise stations with the walking paths of the park, the landscape surrounding the exercise stations, and the quality of the covered structures create an attractive, enticing environment to stop and exercise. The exercise stations are open and highly visible from the streets and the pedestrian paths. Attention to Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated into the design of these amenities.

Outdoor exercise stations may serve a multitude of age groups. They should be integrated into the walking paths to create distinct spaces within the park design. The selection of well-designed, durable, minimal-maintenance exercise equipment is critical to limit replacement and maintenance costs.

COMMUNITY CENTERS/RECREATION CENTERS

Community centers play a pivotal role in fostering a sense of belonging and unity among residents by offering extensive services and activities for the surrounding neighborhoods. As municipalities invest in these facilities, they recognize their potential to promote public health, well-being, and social cohesion among diverse populations.

In response to the evolving landscape of recreation programming, it is crucial to design community centers that can adapt flexibly to changing trends and demands in parks and recreation. By incorporating versatile spaces and multi-purpose areas, these centers can accommodate a wide range of activities and events while remaining responsive to future needs.

Additionally, community centers must cater to various generations and age groups, considering the specific recreational needs of both aging populations and children. This inclusive approach ensures that centers can provide engaging, age-appropriate activities for all residents.

By prioritizing adaptability, inclusivity, and multi-generational appeal, community centers can serve as vital hubs for recreation, social interaction, and community-building. These centers, in turn, contribute to the overall quality of life and well-being of residents.















PICKLEBALL COURTS

Pickleball is increasingly popular in park design due to its accessibility for various ages and skill levels. Park designers are incorporating pickleball courts in several ways:

- **Multi-use Courts:** Parks may include flex-use courts accommodating pickleball, tennis, and other sports by using adjustable or removable nets and different striping.
- **Dedicated Facilities:** High-demand areas can feature dedicated pickleball complexes with multiple courts, seating, and amenities for players and spectators.
- **Adaptive Reuse:** Underutilized tennis /handball or basketball courts can be repurposed into pickleball courts, requiring minimal space and equipment investment.
- **Lighting and Accessibility:** Courts with proper lighting allow extended play hours, while incorporating accessibility features like ramps and benches caters to all players.

Incorporating pickleball courts into park designs allows planners to meet diverse recreational needs, enhancing parks' overall appeal and usability

SPLASH PADS

Trends in splash pad design for parks focus on creating engaging, inclusive, and sustainable water play areas for diverse user groups:

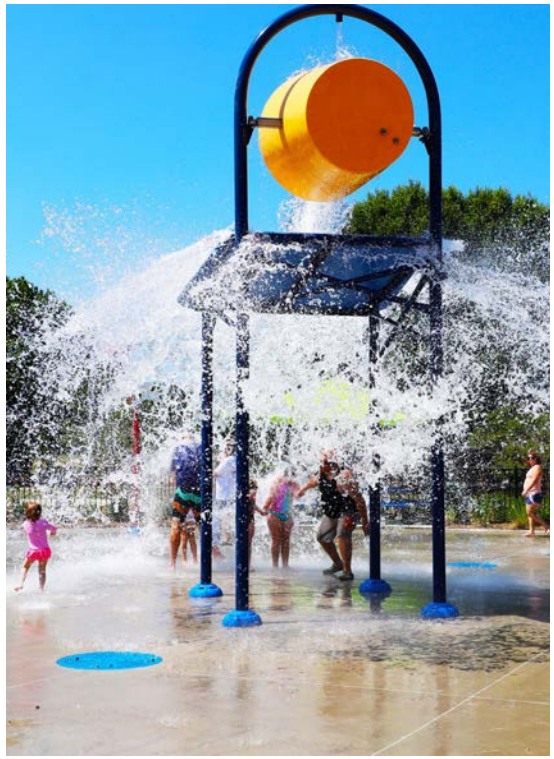
- **Themed Designs:** Stimulate children's imaginations with visually appealing themes like nature or ocean.
- **Interactive Elements:** Enhance user experiences through movable nozzles, levers, and buttons for active play.
- **Inclusive Play:** Design accessible surfaces and features, promoting experiences for all ages and abilities.
- **Integrated Seating and Shade:** Provide seating, shaded spots, and nearby amenities for a comfortable environment.
- **Year-round Functionality:** In colder regions, incorporate features convertible into dry playgrounds or other recreational spaces.

These trends aim to create engaging, inclusive, and sustainable water play areas that enhance the appeal and usability of parks and recreational spaces















LABYRINTHS

Labyrinths in parks and open spaces offer unique experiences that blend recreation, relaxation, and introspection. They serve various purposes including the following:

- **Meditation and Relaxation:** Labyrinths provide a serene environment for walking meditation and contemplation, promoting mindfulness.
- **Artistic Expression:** Diverse labyrinth designs, materials, and landscaping add visual appeal and artistic elements to parks.
- **Education:** Interpretive signs or guided tours can teach visitors about the labyrinth's history, culture, and meditation's importance.
- **Community Engagement:** Labyrinths can host community events, workshops, or group meditation sessions, fostering social connections.
- **Recreation and Play:** Labyrinths offer a unique recreational experience for all ages, with children enjoying the challenge of navigating the paths.

Incorporating labyrinths into parks and open spaces enables planners and designers to create multi-functional environments catering to the community's diverse needs and interests.

This page was intentionally left blank.

PREPARED BY:

