



# CITY OF SOUTH MIAMI

## Parks and Recreation Master Plan



PREPARED BY:



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# Acknowledgements

The development of the City of South Miami Parks and Recreation Master Plan has been a collaborative effort between City officials, staff, and residents, and the Miller Legg team.

The project team would like to offer their deepest gratitude to those residents who participated in the public workshops and online public survey which informed this Plan. Your contributions have been an integral part of the planning process.

## Project Team

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# Executive Summary

The City of South Miami desires to exemplify excellence in parks and recreation, and become a model municipality recognized for its excellent parks and recreation facilities and programs. To meet the current and future parks and recreation needs of the City, as well as national and regional standards, it is recommended that the City of South Miami implement changes that address the major areas described below:

## Urgent Maintenance

Based on input from the public, input from the City, and an analysis of existing site conditions, maintenance needs have been prioritized to first resolve issues relating to safety and liability. These maintenance needs include replacement of deteriorating park components and addition of new components that improve safety. Such items include the deteriorated railroad tie fencing around Dante Fascell Park that is creosote-laden, and in need of serious repair; fencing along the canal at Brewer Park which is missing pickets in areas near the playground; and the addition of fencing and lighting at Van Smith Park to prevent unwanted night-time activity, and preserve privacy for adjacent residents. These, and other maintenance items, have been outlined in this Plan as part of the immediate costs necessary to implement Phase One of the Plan.

## Urgent Operational Changes

A comparison of existing operations to national and regional standards, as illustrated in Chapter 5,

demonstrated the operational areas the City should most urgently address.

The most urgent operational changes for the City include enhancing their full-time to part-time employee ratio by increasing part-time staffing. This additional staffing will allow the City to implement the urgent maintenance needs to be addressed in Phase One, as well as provide for regular maintenance, inspections, and improved servicing of the facilities as the facilities are enhanced and the parks system expanded throughout the planning period.

## Land Changes

The City's Comprehensive Plan currently requires 4 acres of park land per 1,000 residents. To comply with this level-of-service requirement, the City will need to add 8 acres to come into compliance now, or 20.5 more acres over the next ten years, to their existing 48 acres in their parks and recreation system.

Required Parkland Acres by Phase (4 acres per 1,000 persons)		
Phase	(Projected) Population <sup>1</sup>	Required Acres
Phase One (2016-2017)	13,932	55.7
Phase Two (2018-2020)	15,511	62.0
Phase Three (2021-2025)	17,084	68.3

**Table 1.1** Required Park Land Acres by Phase (4 acres per 1,000 persons)

Notes:

1. Bureau of Economic and Business Research. (2015). Population Projection by Age for 2000-2040. University of Florida. Retrieved from <http://flhousingdata.shimberg.ufl>.

The increase in park land will enable the City to provide additional facilities based on current and anticipated demands of certain uses as identified from population projections, public input and national standards illustrated in this document. The solutions discussed in this plan include some options that are based on use agreements, which can greatly reduce the costs of attaining park land.

Other solutions to attaining the required park land are based on a need for improved geographical distribution of parks within the City. Strategic areas have been identified that currently do not provide residents with a park within a walkable distance. Attaining parks in the strategic locations identified in this plan will provide many residents with a park that is a five-minute walk from their home.

raise the standard of South Miami's parks system to be on par with other nearby communities, and to serve as a role model for municipal parks systems.

## Annual Increase of Operating Funds

To ensure the City is able to realize the recommendations of this Plan, the City should utilize the Plan as a guide for providing an annual increase of operating funds that incorporates the anticipated costs for each phase of this Plan into the annual budget.

Since phases of this plan range from immediate needs to a five-year planning period, formulation of the annual increase in funds should be done with consideration of those recommendations that may take more than a year to implement.

The anticipated costs including land, improvements, staffing, and operations, are outlined in Chapter 7, Planning Implementations.

Implementation in these areas is the first of many steps outlined in this Master Plan needed to ultimately

# CHAPTER 1: INTRODUCTION



Figure 1-1 Dante Fascell Park

# Benefits of Parks & Recreation and the Need for a Vision

Public parks, recreation programs, and open spaces are crucial elements to the City of South Miami's vision. They define the built environment and support an improved quality of life for City residents, making South Miami a great place to live, work and play.

South Miami has always had a strong commitment to recreation. City leaders have come to realize that open space and recreational opportunities have had a major influence on how residents and visitors perceive their community. The provision of parks, recreational facilities, and open spaces is based on the desire by most people to have opportunities for the enjoyment of the outdoor environment in an urban setting.

The physical and psychological benefits of outdoor activities are well-accepted values. Access to parks leads to increased physical exercise, which helps improve overall health, including reducing the risk of obesity, heart disease, and diabetes. Parks also provide opportunities to connect with nature, socialize, and participate in leisure activities, which reduces the risk of stress-related disorders.

Parks have also been shown to increase property values of adjacent property for both residential and commercial uses. Park availability can attract new residents and work force, and park attendance can lead to increased numbers of patrons to nearby businesses.

Social benefits include an enhanced sense of community and place. Parks provide places for residents to come together at community events and programs. Park access has also been tied to crime reduction and

reduced juvenile delinquency, providing safe places for youth to interact with one another.

Open space and recreational lands are recognized for more than their individual benefits. There are broad public values in the improvement of air quality and reduction of noise, protection of habitat for animal and plant species, and visual relief from the complexity of the urban environment. This Parks and Recreation Master Plan was created to ensure that these values are met and continue to be provided to all citizens of South Miami.



**Figure 1.2** Parks provide opportunities to connect with nature.

## Purpose of the Master Plan

The Plan has been prepared in response to the desire of the City's inspired leadership and the residents of South Miami to have an outstanding program of recreation and park facilities for themselves and future generations as the City continues to mature over the next ten years.

# Visioning Process

This plan's visioning process consisted of an inventory and analysis of the City's existing parks, facilities, and programs; analysis of existing and projected City demographics; a comparison to national standards of parks, facilities, and services; and consideration of the needs and desires of the City and its residents.

The inventory and analysis of the parks system involved field visits by Miller Legg and MCHarry Architects to determine the conditions of the facilities' existing condition, and to observe events and behaviors of each site. Public involvement from online opinion surveys and public workshops, which are detailed in this Plan, were utilized during development of the recommendations.



**Figure 1.3** Field visit at All America Park



**Figure 1.4** Field visit at Jean Willis Park



**Figure 1.5** Residents provide their input at a public workshop

# CHAPTER 2: COMMUNITY PROFILE



Figure 2.1 All America Park

Parks are essential to a person's well-being. However, what people need in a park, what they envision as a park, and what they want to do at a park varies greatly by individual, and even by community. To understand what parks characteristics would best suit the residents of South Miami, a study of their demographics and significant city characteristics were examined to build a profile of the City. This profile allowed us to generalize needs and potential desires for the population.

# Demographics

An examination of existing and forecasted demographic conditions for the City was undertaken in development of the Plan. The following section details the demographic characteristics by age, race and ethnicity, economics, housing, and education. This comprehensive demographical analysis was used to evaluate City needs for park land acreage, facilities, and services.

Parks data was gathered from field visits, information received from the City of South Miami, and the Miami-Dade County Property Appraiser. This chapter of the Master Plan provides information on the

demographic profile of South Miami that is pertinent to recreational facility programming.

## Overview

The City of South Miami is 2.27 square miles in size with an estimated population of 13,932<sup>1</sup>. By 2025, the end of the planning period of this report, the population is expected to grow by 23% to 17,084 residents<sup>1</sup>.

The City is mostly built out, with a number of non-contiguous enclaves to the north. Population growth will be accommodated by redevelopment of properties at higher densities. The surrounding areas are already urbanized as well with limited large tracts of undeveloped land within or adjacent to the City's boundaries.

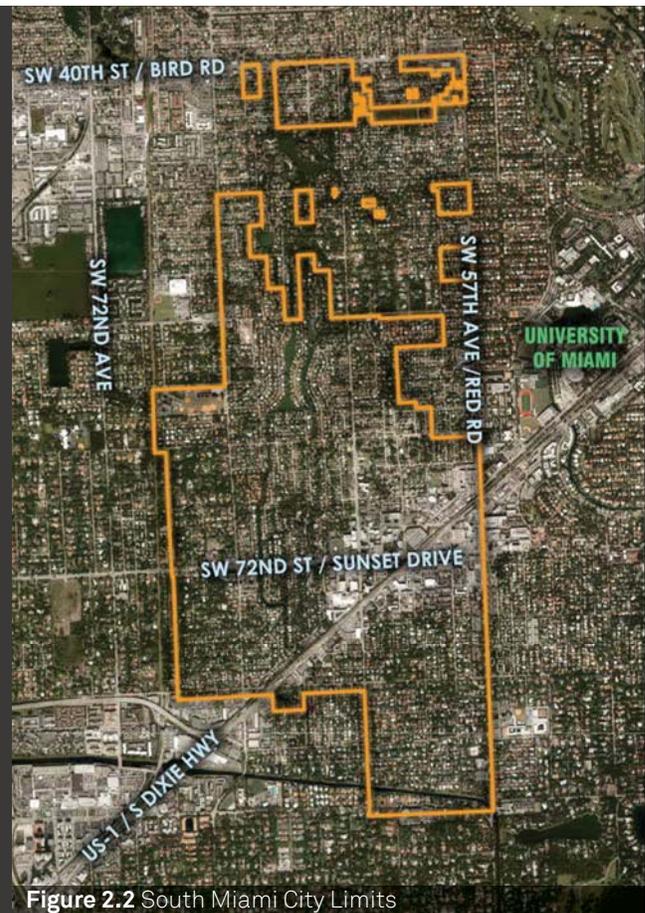


Figure 2.2 South Miami City Limits

1. Bureau of Economic and Business Research. (2015). Projected Total Population, South Miami, 2010-2040. University of Florida. Retrieved from <http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=4372> (See Appendix B for methodology)

Demographic Data						
Characteristic	South Miami		Florida		United States	
	Total	Percentage	Total	Percentage	Total	Percentage
Total Population	13,932 <sup>1</sup>		19,361,792 <sup>2</sup>		314,107,084 <sup>2</sup>	
<b>Age</b>						
Median Age <sup>2</sup>	37.7		41.2		37.4	
Age 0-19	3,152 <sup>1</sup>	22.6% <sup>1</sup>	4,512,990 <sup>2</sup>	24.0% <sup>2</sup>	83,267,556 <sup>2</sup>	27.0% <sup>2</sup>
Age 20-39	4,567 <sup>1</sup>	32.8% <sup>1</sup>	4,696,770 <sup>2</sup>	25.0% <sup>2</sup>	82,829,589 <sup>2</sup>	26.8% <sup>2</sup>
Age 40-59	3,591 <sup>1</sup>	25.8% <sup>1</sup>	5,196,698 <sup>2</sup>	27.6% <sup>2</sup>	85,562,485 <sup>2</sup>	27.7% <sup>2</sup>
Age 60-75+	2,622 <sup>1</sup>	18.8% <sup>1</sup>	4,394,852 <sup>2</sup>	23.4% <sup>2</sup>	57,085,908 <sup>2</sup>	18.5% <sup>2</sup>
<b>Race (2014 Estimates)<sup>2</sup></b>						
White	9,210 <sup>3</sup>	76.5%	14,747,196	76.2%	231,849,713	73.8%
Black or African American	2,104 <sup>3</sup>	17.5%	3,114,841	16.1%	39,564,785	12.6%
American Indian and Alaskan Native	0 <sup>3</sup>	0.0%	59,121	0.3%	2,565,520	0.8%
Asian	309 <sup>3</sup>	2.6%	490,833	2.5%	15,710,659	5.0%
Native Hawaiian and other Pacific Islander	0 <sup>3</sup>	0.0%	12,128	0.1%	535,761	0.2%
Some other race	184 <sup>3</sup>	1.5%	484,274	2.5%	14,754,895	4.7%
Two or more Races	229 <sup>3</sup>	1.9%	453,399	2.3%	9,125,751	2.9%
<b>Ethnicity (2014 Estimates)<sup>2</sup></b>						
Hispanic	5,578 <sup>3</sup>	46.3%	4,517,191	23.3%	53,070,096	16.9%
White, non-Hispanic	3,845 <sup>3</sup>	31.9%	10,958,680	56.6%	197,159,492	62.8%
Other, non-Hispanic	2,613 <sup>3</sup>	21.8%	3,885,921	20.1%	63,877,496	20.3%
<b>Income (2014 Estimates)<sup>2</sup></b>						
Median Household Income	\$54,101		\$47,212		\$53,482	
Per Capita Income	\$33,468		\$26,499		\$28,555	
Families below poverty level		7.7%		12.2%		11.5%
Persons below poverty level		13.1%		16.5%		15.6%

**Table 2.1** Demographic Data

Notes:

1. Bureau of Economic and Business Research. (2015). Population Projection by Age for 2000-2040. University of Florida. Retrieved from <http://flhousingdata.shimberg.ufl.edu/a/population?action=results&nid=4372>

2. United States Census Bureau. (2014). 2010-2014 American Community Survey. Retrieved from <http://factfinder.census.gov/>

## Age

Age characteristics of a community can help define what uses are most likely to be in higher demand and to succeed if implemented.

According to the U.S. Census' 2009-2013 American Community Survey, the median age within

the City of South Miami is 37.7, which is below the State of Florida's median age of 41.2, and slightly above the national median age of 37.4 (see Table 2.1). The age breakdown from the BEBR 2015 population projection found 3,152 aged 19 years and younger (22.6% of total population), 4,567 aged 20-39 years (32.8% of total

City Population Projections by Age				
Age Group	2015 Population	2020 Population	2025 Population	Percent Change
Age 0-19	3,152	3,447	3,948	25.3%
Age 20-39	4,567	5,407	5,781	26.6%
Age 40-59	3,591	3,603	3,891	8.4%
Age 60-75+	2,622	3,054	3,464	32.1%
<b>Total</b>	<b>13,932</b>	<b>15,511</b>	<b>17,084</b>	<b>22.6%</b>

**Table 2.2** City Population Projections by Age

Notes:

1. Bureau of Economic and Business Research. (2015). Population Projection by Age for 2000-2040. University of Florida. Retrieved from <http://flhousingdata.shimberg.ufl.edu/a/population?action=results&nid=4372>

population), 3,591 aged 40–59 years (25.8% of total population), and 2,622 aged 60 and older (18.8% of total population) (see Table 2.2). The BEBR population projections show a steady increase in the percentage of those younger than 40; the least increase in the percent of the population between ages 40 to 59, and the most increase in the percent of the population aged 60 and older.

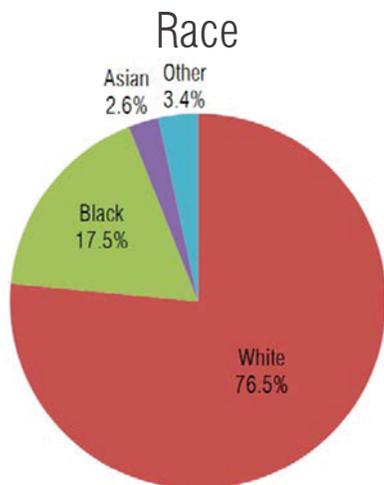
Based on these projections, young adults and those over sixty years old are the fastest-growing populations, while children and those in their forties and fifties are the slowest-growing populations.

Proposed uses should take into account and appeal to older populations and young adults to best serve the City's population.

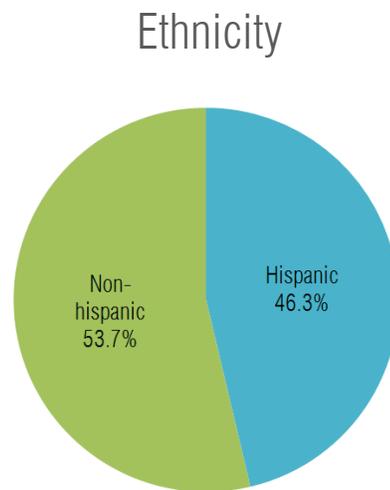
## Race and Ethnicity

Race and ethnicity of a population can indicate whether some activities may be more popular or not based on cultural differences. For instance, in areas with a high percentage of hispanic residents, soccer is a frequent past-time for families, and soccer league programs are well-attended.

The population of South Miami is comprised of 76.5% white, 17.5% Black or African American, 2.6% Asian, and 3.4% that identify as "some other race" or "two races or more." 46.3% identify themselves as Hispanic or Latino with 59.9% of that group identifying as Cuban. The percent of persons, age 5 years and older, where language other than English was spoken at home is 48.4%.



**Figure 2.3** Demographic percentage by race



**Figure 2.4** Demographic percentage by ethnicity

From Figures 2.3 and 2.4, it is evident that the City has a large hispanic population. The City is predominantly white, with the next largest racial group being black.

## Economy

### INCOME AND POVERTY

Income can have a major impact on families and individuals, and on what sorts of recreation they are more likely to participate in. Those with little financial means may need recreational programs such as after school care, certain fitness classes, public fitness centers and facilities, and other amenities to reduce their costs on fitness. Those who have higher levels of income may opt for private fitness groups, classes, or centers.

An understanding of the income of a community may also help in understanding what programs would succeed. For instance, activities which often pair with private lessons, or that require higher fees than other activities, may not succeed in cities with a low-income population.

Income and Poverty Characteristics	South Miami	Florida	United States
Median household income	\$54,476	\$46,956	\$53,046
Per capita income	\$31,873	\$26,236	\$28,155
Persons in poverty	14.2%	16.5%	14.8%
Persons in civilian labor force, age 16+	68.3%	59.7%	63.8%
Females in civilian labor force, age 16+	64.6%	55.6%	59.0%

**Table 2.3** City income and poverty comparison to Florida and the U.S.

According to the "2009-2013 American Community Survey" by the U. S. Census Bureau, the Median household income in South Miami was estimated at \$54,476, which is higher than the state's Median household income of \$46,956, and the U.S. Median household income of \$53,046. The same survey estimated the City's per capita income at \$31,873, which is also higher than the state's per capita income of \$26,236, and the U.S. per capita income of \$28,155. The survey also estimated the persons in poverty within the City at 14.2%, which is lower than the state's poverty rate of 16.5%, and the U.S. poverty rate of 14.8%.

The "2009-2013 American Community Survey" found that the percent of the population aged 16 years and older in the civilian labor force was 68.3% including participation by 64.6% of females aged 16 years and older. These rates are higher in comparison to the state's, which has 59.7% of the population aged 16 years and older in the civilian labor force, including 55.6% female participation. The City's rates are also higher than the national rates, which includes 63.8% of the population aged 16 years and older in the civilian labor force, including 59.0% female participation.

The City has a strong income profile, however, it should be noted that the eastern portions of the City contain neighborhoods with low-income residents, while other areas have higher-than-average income levels. These factors should be considered in the recommendations.

### BUSINESS

The number of businesses, and their financial stability, are an indicator of the overall economic well-being of a City.

According to the "2007 Economic Census Survey of Business Owners" by the U.S. Census Bureau,

there were 2,325 businesses in South Miami, and of those businesses, 1,018 (44%) were minority-owned. City records indicate that currently there are approximately 3,300 businesses within the City. The "2007 Economic Census" also indicated total retail sales in South Miami to be \$187,501,000 with a retail sales per capita rate of \$17,133 per person, which is higher than the state retail sales per capita rate of \$14,353, and the U.S. retail sales per capita rate of \$12,990.

The City has an overall strong business community, with many of those businesses being minority-owned. This indicates that the business community of the City is diverse, intelligent, and robust.

## Housing

Housing characteristics are telling of whether a population has more families or single-occupancy, renters or homeowners, and permanent or temporary residents.

The "2009-2013 American Community Survey" found that there were 4,055 households with an average of 2.90 persons per household in South Miami. The persons per household ratio is higher in South Miami



**Figure 2.5** Neighborhoods in the City are primarily single family homes, but have a lower rate of owner-occupied housing than the state and nation.

than in Florida, which has 2.61 persons per household, and the U.S., which has 2.63 persons per household. The survey also indicated that 86.6% of people lived in the same home for at least a year, which is higher than the rate for both Florida (83.7%), and the U.S. (84.9%). According to City data, there are approximately 3,730 households currently within the City.

Although the number of households vary between City records and the American Community Survey, the City records are more accurate. The American Community Survey data is based off estimated households from the 2010 Decennial Census rather than an actual count of households.

The survey also found that owner-occupied housing units accounted for a total of 59.9% of the market. The City's rate is less than the rate for Florida, 67.1%, and that for the U.S., 64.9%. The lower than average rate of owner-occupied housing suggests that South Miami has a higher amount of rental units. This finding may be due to the proximity to the University of Miami, which increases the amount of college-aged population in the area, most of whom are renters.

Based on findings from the American Community Survey, the median home value in 2013 was \$344,400. The Florida Department of Revenue Sales Data Files, derived from Miami-Dade County Property Appraiser information, found that the median sales price for single family homes and condominiums within the City fell from a high of \$580,000 in 2007 to a low of \$325,000 in 2009, and has rebounded to \$450,000 as of 2014.

## Education

According to the "2009-2013 American Community Survey" by the U. S. Census Bureau, the percent of persons age 25 and older with at least a high school diploma was estimated to be 88.7%. South Miami has a comparable rate of persons with a high school degree or higher than Florida's percentage rate (86.1%) and the nation's rate (86.0%).

The survey also found that the percent of the population in the City with a Bachelor's degree, or higher, was 44% with 18.9% holding a graduate or professional degree. The City has a higher rate of higher education degree attainment than both Florida and the U.S. Of the state's population, 26.4% have a bachelor's degree or higher, and 9.5% have a graduate or professional degree. In the U.S., 28.8% have a bachelor's degree or higher, and 10.8% have a graduate degree or professional degree.

## Parks and Recreation Planning Implications

A growth in the overall numbers of residents by 23% in the ten-year planning period will require development of a corresponding increase in recreational resources available to residents above an established baseline of recommended facilities. The data in this study shows that the current population is already under-served by facilities, meaning that the City must not only enhance their existing recreation resources, but build upon them in order to meet current and future recreation needs for its residents. For this reason, the recommendations in this plan were largely driven by which facilities are already successful, which ones need improvement, and what parks

and recreation elements are desired, but not readily available.

The City's estimated 2025 population of 17,084 persons can leverage better, more substantial facilities than the current population of 13,932 persons. Critical thresholds will be met which can further justify the need for additional facilities, services, and improvements. For instance, tennis facilities are highly desired by residents of the City, so although the existing facilities exceed the recommended quantity of courts per its population, the unique desires of the residents justify the addition of tennis courts based on their demand and desire to make tennis a prominent feature in the parks system.

# City Characteristics

## Metropolitan Region

South Miami was incorporated in 1927 following South Florida's first major population boom from 1920-1925. The City is one of Miami-Dade County's oldest municipalities. It is located approximately 3 miles south of the City of Miami and borders the University of Miami's main campus, and the cities of Coral Gables and Pinecrest. U.S. Highway 1 (South Dixie Highway) bisects the City, and contains the largest concentration of retail, commercial, and office uses within the City, carrying approximately 100,000 vehicles on a daily basis.

## Size and Density

The City of South Miami is comprised of a series of fragmented areas totaling 2.27 square miles within Miami-Dade County. The multi-ethnic resident population, as projected by BEBR for 2015, totals 13,932, yielding an average density of 6,137 persons per square mile, which is higher than the densities for both the City of Coral Gables (3,965 persons / sq. mi.) and the Village of Pinecrest (2,588 persons / sq. mi.).

## Significant City Elements

### 1. COMMERCIAL AREAS:

The major commercial area in the City is located along U.S. 1. The area serves as the "town center," and is a vibrant shopping, dining and entertainment locale serving the City as well as the University of Miami students, faculty, staff, and visitors.

### 2. UNIVERSITY OF MIAMI

The City of South Miami is influenced significantly by its close proximity to the University of Miami. The University is a private institution enrolling over 16,000 students, and employing over 2,500 full-time faculty members. Located less than a quarter mile to the east of the City, the University of Miami impacts the economic, demographic, cultural, and educational characteristics of the City. Consideration of these influences has been given in preparation of this plan.

### 3. SCHOOLS WITH OPEN SPACE RESOURCES:

Listed in Table 2.4, are schools with open space resources that have been deemed to have a potential for utilization by the City based on minimal physical restrictions such as possible access points, adjacency to parks; and other contextual factors.

### 4. WATER-BASED RECREATION:

The City of South Miami currently has 13 public parks, and one facility. Three of these parks have a water feature that is currently not utilized for recreation, but offers recreation alternatives to South Miami. These water resources present an opportunity for water-based recreational activities such as canoeing and kayaking, paddleboarding, and fishing.

Schools with Potential Park Space within the City of South Miami				
Name	Address	Type	Existing Facilities	Potential Park Space
J.R.E. Lee Administration Office	6521 SW 62nd Ave. South Miami, FL, 33143	Middle / High	● 3 Basketball Courts	0.27
South Miami Middle School	6750 SW 60th St. Miami, FL, 33143	Middle School	● 3 Basketball Courts	0.40
University Christian Children's Center	6750 Sunset Dr. South Miami, FL, 33143	Pre-Kindergarten	● Open Space	0.50
Ludlam Elementary School	6639 SW 74th St. Miami, FL, 33143	Elementary	● 2 Basketball Courts ● 1 Multi-use field	1.90
Happi-Tymes Preschool South Miami Christian	6767 SW 72nd Street Miami, FL, 33143	Elementary / Middle	● Open Space	1.00
South Miami K-8 Center	6800 SW 60th St. Miami, FL, 33143	Elementary / Middle	● 3 Basketball Courts ● 1 Baseball/Softball Field ● 1 Multi-use field	1.20
<b>Total Potential Park Space from Schools</b>				<b>5.27</b>

**Table 2.4** Schools with Potential Park Space within the City of South Miami

# CHAPTER 3: EXISTING PARKS, FACILITIES, AND PROGRAMS



Figure 3.1 Palmer Park

# Existing Parks and Facilities

South Miami contains 14 recreation facilities throughout the City, totaling approximately 48 acres of park land. The sites include 13 parks, and a 6,187 SF County-owned senior center with programs operated by the City. Table 3.1 indicates the acreage of existing parks and facilities. Site Analyses are also available in Appendix C.

Existing Park Land Acreage	
Parks	Acres
Pocket Parks	
Dog Park	0.13
Dison Park	0.59
Jean Willis Park	0.63
<b>Total pocket park acres</b>	<b>1.35</b>
Small Parks	
Van Smith Park	1.14
Brewer Park	1.29
All America Park	1.40
<b>Total small park acres</b>	<b>3.83</b>
Neighborhood Parks	
Murray Park <sup>2</sup>	4.08
Marshall Williamson Park	3.22
Girl Scout Little House Reserve <sup>3</sup>	4.06
Fuchs Park	5.00
Dante Fascell Park	7.73
<b>Total neighborhood park acres</b>	<b>24.09</b>
Community Parks	
Palmer Park	8.57
South Miami Park	10.00
<b>Total community park acres</b>	<b>18.57</b>
Total Park Land Acres	
<b>Total current park land acres</b>	<b>47.84</b>

**Table 3.1** Existing Park Land Acreage

Notes:

1. Acreages are derived from calculations by the Miami-Dade County Property Appraiser and City of South Miami
2. Includes Murray Park Aquatic Center and Gibson-Bethel Community Center
3. This property is subject to a lease agreement with Girl Scouts of America effective until 2053.

## POCKET PARKS

The parks and facilities include a wide variety of sizes, including pocket parks (less than an acre) that are tucked into small properties in residential and commercial areas alike, such as Dison Park, which is situated between homes, and the Dog Park, which is in a small lot next to an animal care center. These parks can typically accommodate only uses that do not occupy much room, such as a small playground, small structures, and limited furnishings.

Several sites currently maintained by the City's Public Works Department have been identified for potential designation as Pocket Parks. These sites are as follows:

1. SW 63rd Ave. & SW 50th St. - open area between single family homes
2. SW 57th Ct. between 78th St. and 80th St. - east side of Right of Way open area with existing park bench and landscaping
3. Twin Lakes Dr. & SW 57th St. - cul-de-sac open area
4. SW 62nd Ct. & 42nd Terr. - triangular open area within Right of Way
5. SW 60th Ave. between SW 84th St. and 85th St. - open area between single family homes (not maintained by Public Works)

## SMALL PARKS

Parks that are 1-2 acres are slightly larger parks that can serve a larger area of the City, and can accommodate more programmed uses than pocket parks. These parks are categorized as small parks. One such park is Brewer Park which is 1.29 acres, and contains two tennis courts, a half basketball court, two

racquetball courts, a playground, and a gazebo. Some of the similarly-sized parks in the City, however, vary widely in character. For instance, All America Park is a passive park cherished for its natural features.

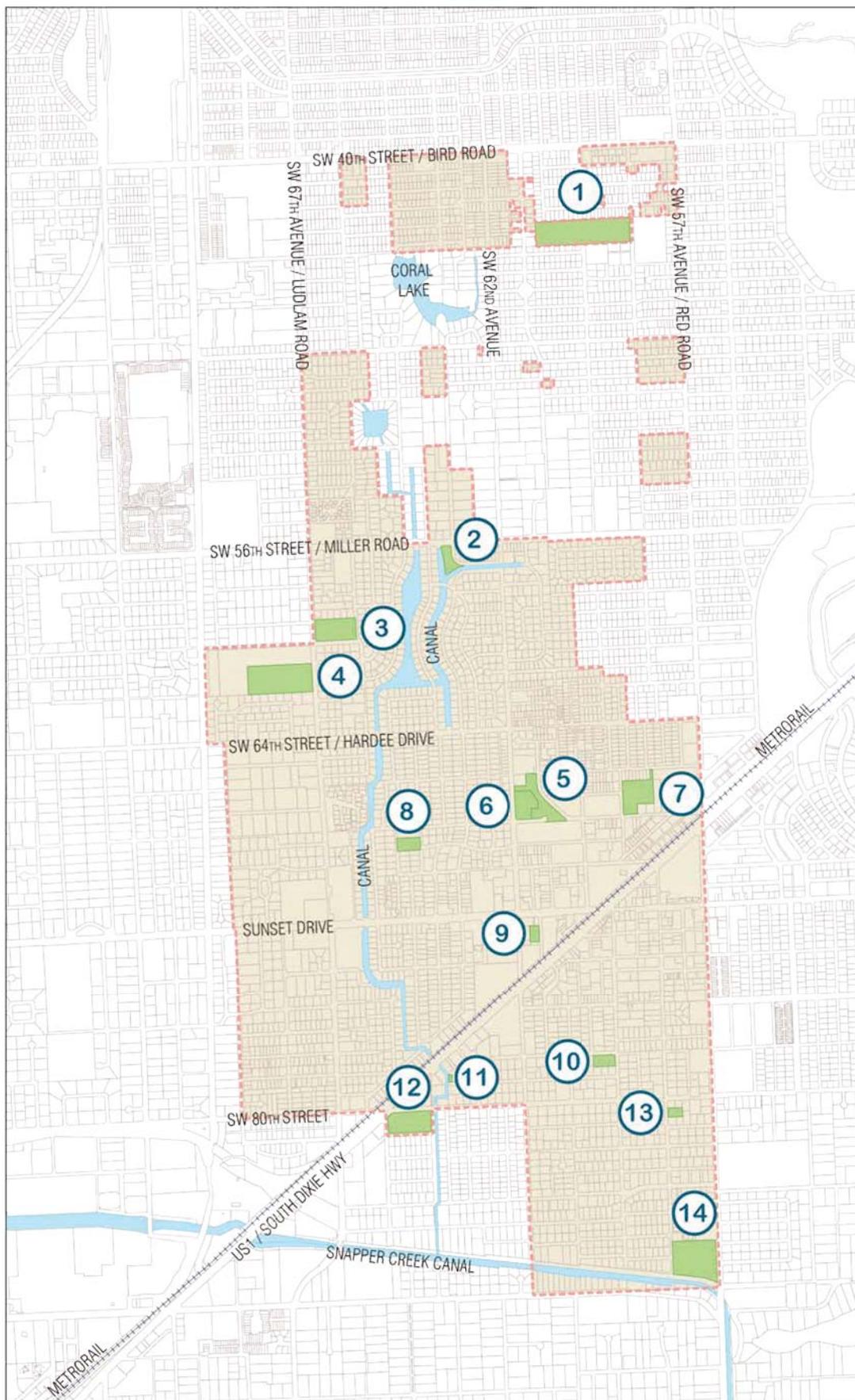
## NEIGHBORHOOD PARKS

Neighborhood parks (3-8 acres) in the City are multifaceted, and reflective of their neighborhoods. Although some of these parks contain active uses, such as in Murray Park and Dante Fascell Park, both predominantly surrounded by residences, some of these parks provide a more relaxed setting for their context. Fuchs Park, for instance, is a somewhat passive park which includes a large pond with an open area for strolling. This park is located adjacent to US-1, so the contrast in levels of activity from a busy transportation corridor to a passive park, makes Fuchs Park a welcome variation from the usual of this neighborhood.

## COMMUNITY PARKS

Community parks, which are greater than 8 acres in size, are the largest parks in the City. These parks have the ability to accommodate larger uses, and multiple fields and courts, ideal for tournaments and league sports. Only two parks of this size exist in the City: Palmer Park and South Miami Park. Palmer Park is heavily-used for league sports by the City's residents. South Miami Park is also heavily-used for league sports, however, due to its location in an enclave of the City surrounded by mostly County jurisdiction, most of its users are non-residents.

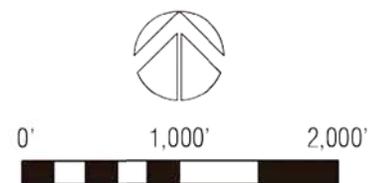
# Existing Parks and Facilities



- ① SOUTH MIAMI PARK
- ② BREWER PARK
- ③ GIRL SCOUT LITTLE HOUSE RESERVE
- ④ PALMER PARK
- ⑤ MARSHALL WILLIAMSON PARK
- ⑥ SOUTH MIAMI SENIOR CENTER
- ⑦ MURRAY PARK
- ⑧ ALL AMERICA PARK
- ⑨ JEAN WILLIS PARK
- ⑩ VAN SMITH PARK
- ⑪ DOG PARK
- ⑫ FUCHS PARK
- ⑬ DISON PARK
- ⑭ DANTE FASCELL PARK

LEGEND:

-  CITY LIMITS
-  EXISTING PARKS



June 2017

Figure 3.2 Existing Parks and Facilities

South Miami Parks and Recreation Facilities at-a-glance			
Park / Facility	Address	Acres	Amenities
All America Park	6820 SW 64th Avenue South Miami, FL 33143	1.40	<ul style="list-style-type: none"> <li>● Picnic area</li> </ul>
Brewer Park	6300 SW 56th Street South Miami, FL 33143	1.29	<ul style="list-style-type: none"> <li>● Outdoor basketball (1/2 court)</li> <li>● Handball courts (2)</li> <li>● Gazebo</li> <li>● Picnic area</li> <li>● Tot lot</li> <li>● Tennis courts (2)</li> <li>● Observation deck</li> <li>● Water fountain</li> <li>● Parking</li> </ul>
Dante Fascell	8600 SW 57th Avenue South Miami, FL 33143	7.73	<ul style="list-style-type: none"> <li>● Outdoor basketball (1/2 court)</li> <li>● Playground &amp; tot lot</li> <li>● Handball courts (2)</li> <li>● Pavilions (2)</li> <li>● Picnic areas</li> <li>● Sand volleyball court</li> <li>● Tennis clay courts (6)</li> <li>● Walking/Jogging Trail</li> <li>● Restrooms</li> <li>● Water Fountain</li> <li>● Parking</li> </ul>
Dison Park	8021 SW 58th Avenue South Miami, FL 33143	0.59	<ul style="list-style-type: none"> <li>● Gazebo</li> <li>● Picnic area</li> </ul>
Dog Park	6380 SW 78th Street South Miami, FL 33143	0.13	<ul style="list-style-type: none"> <li>● Dog play structures</li> <li>● Chickee hut &amp; benches</li> <li>● Water fountain</li> </ul>
Fuchs Park	6445 SW 81st Street South Miami, FL 33143	5.00	<ul style="list-style-type: none"> <li>● Pavilion</li> <li>● Picnic areas</li> <li>● Playground</li> <li>● Restrooms</li> <li>● Sand volleyball court</li> <li>● Water fountain</li> <li>● Parking</li> <li>● Pond</li> </ul>
Girl Scout Little House Reserve*	6609 SW 60th Street South Miami, FL 33143	4.06	<ul style="list-style-type: none"> <li>● Historic building</li> <li>● Nature-based recreation</li> </ul>
Jean Willis Park	7220 SW 61st Court South Miami, FL 33143	0.63	<ul style="list-style-type: none"> <li>● Gazebo</li> <li>● Picnic areas</li> </ul>
Marshall Williamson Park	6125 SW 68th Street South Miami, FL 33143	3.22	<ul style="list-style-type: none"> <li>● Gazebo</li> <li>● Playground &amp; tot lot</li> <li>● Tennis courts (2)</li> <li>● Picnic area</li> <li>● Restroom</li> <li>● Water fountain</li> </ul>
Murray Park	5800 SW 66th Street South Miami, FL 33143  Gibson-Bethel Community Center  Murray Park Aquatic Center	4.08	<ul style="list-style-type: none"> <li>● Athletic playing field</li> <li>● Picnic area</li> <li>● Playground</li> <li>● Art classes</li> <li>● Indoor basketball</li> <li>● Indoor volleyball</li> <li>● Fitness and cardio room</li> <li>● Splash pad</li> <li>● Swimming pool</li> <li>● Restrooms</li> <li>● Water fountain</li> <li>● Restrooms</li> <li>● Youth t-ball field</li> <li>● Basketball courts (2)</li> <li>● Exercise classes</li> <li>● Computer lab</li> <li>● Internet</li> <li>● Multipurpose room</li> <li>● Parking</li> <li>● Restrooms</li> <li>● Classroom</li> <li>● Water fountain</li> <li>● Children's Clinic</li> </ul>
Palmer Park	6100 SW 67th Avenue South Miami, FL 33143	8.57	<ul style="list-style-type: none"> <li>● Athletic playing fields</li> <li>● Batting cages (2)</li> <li>● Concession stand</li> <li>● Tot lot</li> <li>● Baseball fields (5)</li> <li>● Parking</li> <li>● Picnic areas</li> <li>● Restroom</li> </ul>
South Miami Park	4300 SW 58th Avenue South Miami, FL 33143	10.00	<ul style="list-style-type: none"> <li>● Athletic playing fields</li> <li>● Portable restroom facilities</li> <li>● Picnic area</li> </ul>
South Miami Senior Center	6701 SW 62nd Avenue South Miami, FL 33143	N/A	<ul style="list-style-type: none"> <li>● 6,187 SF of amenities</li> <li>● 97 units</li> <li>● Senior programs</li> <li>● Dining room</li> <li>● Computer lab</li> <li>● Fitness room</li> </ul>
Van Smith Park	7800 SW 59th Avenue South Miami, FL 33143	1.14	<ul style="list-style-type: none"> <li>● Walking trails</li> <li>● Picnic area</li> </ul>

**Table 3.2** South Miami Parks and Recreation Facilities at-a-glance

\* This property is leased to the Girl Scouts of America

# Proposed Multi-use Trails

In addition to its existing parks and indoor recreation facilities, the City has great opportunities with three multi-use trails that are currently in development as green corridors traversing the region, and running through or adjacent to the City. As plans for these trails progress, the City could play a key role in their development. The three trails are discussed in this section.

## THE UNDERLINE

Currently known as the M-Path, the Underline is an existing 10-mile linear park-like space and multi-use trail which has been approved for a major redesign as an iconic urban multi-use trail. The Underline runs underneath the Metrorail line from Downtown Miami just north of the Brickell Station to the Dadeland South Station. Within the City, the Underline site encompasses over 11 acres that run parallel to US-1 / South Dixie Highway.

This project is set to be an iconic green corridor connecting many significant areas of the region. To assist in the realization of this project, the City of South Miami has contributed \$25,000 to date towards development of the Underline. Users from other areas would be brought into the City via the Underline, so this trail is not only an opportunity for residents of the City to engage in trail recreation, it is also a way to bring visitors into the City with a different perspective.

## LUDLAM TRAIL

The Ludlam Trail (3 acres adjacent to the City) is a proposed 6-mile multi-use trail within a former FEC railroad corridor located adjacent to the City. If incorporated into the City's parks system, the trail

could add 3 acres of park land, and improve access to parks (more parks within a 5-minute walking distance) along the west side of the City. Based on its location, the Ludlam Trail will provide a multi-use trail to serve residents and connect different areas of metropolitan Miami than the Underline will.

## SNAPPER CREEK TRAIL

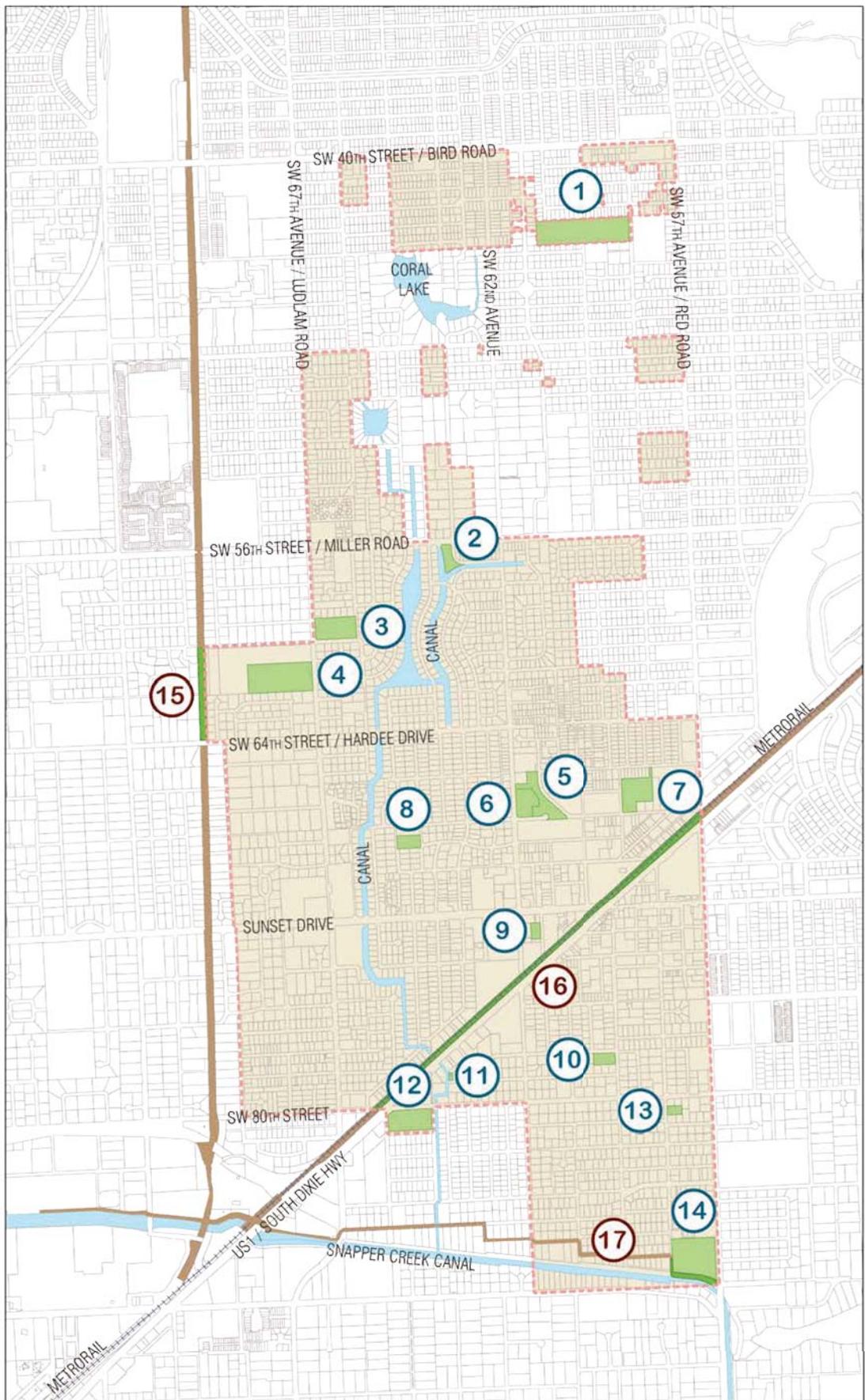
Snapper Creek Trail is a proposed 10-mile multi-use trail in west-central Miami-Dade County that generally follows the route of the Snapper Creek Canal. The trail would provide a travel route between the Florida International University Modesto Maidique campus on Tamiami Trail and Old Cutler Trail. Segment B of the Snapper Creek Trail will run along residential streets within South Miami with a small portion of the trail running in the area immediately south of Dante Fascell Park<sup>1 2</sup>.

Within the City, the site of the proposed Snapper Creek Trail along Dante Fascell Park totals 1.28 acres of park land. With waterfront views to offer, the future Snapper Creek Trail site along Dante Fascell Park is currently used informally by residents as a walking route. As the trail develops, Dante Fascell may be identified as a major destination along the trail.

### Notes:

1. Miami-Dade Metropolitan Planning Organization (October, 2008). Snapper Creek Trail: Segment A Planning Study. Miami-Dade County. Retrieved from <http://miamidademopo.org/library/studies/snapper-creek-trail-segment-a-planning-study-final-2008-10.pdf/>
2. Miami-Dade Metropolitan Planning Organization (June, 2016). Snapper Creek Trail Segment "B" Master Plan. Miami-Dade County. Retrieved from <http://miamidademopo.org/library/studies/snapper-creek-trail-segment-b-master-plan-final-report-2016-06.pdf/>

# Existing Parks and Facilities with Proposed Trails



- 1 SOUTH MIAMI PARK
- 2 BREWER PARK
- 3 GIRL SCOUT LITTLE HOUSE RESERVE
- 4 PALMER PARK
- 5 MARSHALL WILLIAMSON PARK
- 6 SOUTH MIAMI SENIOR CENTER
- 7 MURRAY PARK
- 8 ALL AMERICA PARK
- 9 JEAN WILLIS PARK
- 10 VAN SMITH PARK
- 11 DOG PARK
- 12 FUCHS PARK
- 13 DISON PARK
- 14 DANTE FASCELL PARK
- 15 LUDLAM TRAIL
- 16 UNDERLINE TRAIL / M PATH
- 17 SNAPPER CREEK TRAIL

LEGEND:

- CITY LIMITS
- EXISTING PARKS
- POTENTIAL TRAIL PARKLAND
- FUTURE TRAILS BY OTHERS

June 2017



Figure 3.3 Existing Parks and Facilities with Proposed Trails

## Existing Recreational Programs

Recreation programs provide excellent benefits to residents. Participation in sports programs or recreational classes can help improve overall physical and mental health by offering a fun method of engaging in physical activity, while providing an environment that teaches sportsmanship, collaboration, and healthy competition. The diversity of programs offered can also help in attracting a variety of users of different ages.

Existing recreational programs within the City include a variety of City-operated and privately-operated programs. Privately-operated recreational programs help offset resident demand for recreational program services while limiting the operational costs to the City.

Amongst the 19 athletics programs available within the City, as of August 2017, there were 2,290 registrants in youth athletic programs and 1,180 registrants in adult athletics programs. The City also provides 7 non-athletic programs: afterschool care, three seasonal camps, one-day camps, the wonder workshops, and the senior program. Non-athletic programs comprise 965 registrants.

South Miami Recreation Programs	
Recreation Programs	Registrations
Privately-run Programs	
Jazzercise	40
Boot camp	50
Youth basketball	480
Youth baseball	400
Youth soccer	250
Youth travel soccer	175
Youth flag football	150
Adult softball	100
Adult soccer	150
City-run Programs	
Youth tackle football	200
Cheerleading	65
Classical ballet	25
After school tennis	150
Youth tennis camp	245
Adult tennis clinic	75
Tennis tournaments	750
After school program	100
Winter camp	100
Spring camp	100
Summer camp	125
One day camp	300
Track and field (PAL)	40
Senior program	65
Swim lessons	135
Water aerobics	15
Wonder workshops	150
Combined Total	
<b>Total Program Participants</b>	<b>4,435</b>

Table 3.3 South Miami Recreation Program

# CHAPTER 4: PUBLIC INVOLVEMENT



Figure 4.1 Murray Park Aquatic Center

# City-provided Input (2014-2015)

Miller Legg conducted interviews with the City's Mayor, Vice Mayor, Commissioners, and Parks and Recreation Advisory Board to determine what the City felt are its most significant goals and objectives. The following is a summary of reoccurring comments from those interviews.

## THE CITY'S PARKS NEED IMPROVEMENT

Most City representatives felt that the parks needed improved maintenance and renovations, are underutilized by residents, and not consistently maintained. More specifically, large park features are maintained best (e.g. major sports field, major sports courts, pool), while smaller features receive less attention from maintenance personnel (e.g. Dison Park, Dante Fascell Pro Shop).

## MAINTENANCE HAS BEEN INADEQUATE

Interviewees felt that the City's maintenance of its parks and recreation facilities is inadequate due to lack of proper funding, and turnover of well-trained staff. Interviewees felt that the City's wages are not competitive enough to retain staff that has been properly trained in maintenance standards, or attract more experienced personnel.

## RESIDENTS LACK AWARENESS OF CITY PARKS AND PROGRAMS

Interviewees agreed that residents don't know about the City's parks, facilities, and programs offered. A few interviewees recommended advertising these facilities and services through mailings, brochures, and calendars featuring a schedule of events.

By the time these interviews occurred, staff had begun communication efforts with residents to

increase awareness of parks and recreation facilities and services.

## INADEQUATE BUDGET FOR PARKS AND RECREATION NEEDS

City representatives felt that the parks and recreation budget is only adequate for continuing with the current maintenance and enhancement standards of the facilities/programs, which they feel are in need of improvement. In order for the City's parks system to improve its existing features, and grow in the future, Parks and Recreation would need additional funding.

## PARKS AND RECREATION SHOULD CONNECT WITH SCHOOLS

The City currently holds a use agreement with Miami-Dade Schools for the use of Palmer Park. The City would like to establish use agreements with schools throughout the City that have open space resources that could be offered to the public during the schools' off-hours.

## WATERWAYS ARE AN OPPORTUNITY FOR PARKS AND RECREATION

Interviewees agreed that the waterways within the City are an asset that should be utilized for parks and recreation uses, such as canoeing, kayaking, fishing, and similar activities. Some suggested that boat launches, piers, and other facilities could be provided at the waterfront parks to enable these activities within the City. Enhancing the connectivity of these waterways could help improve the overall water recreation experience as well.

## SOUTH MIAMI PARK NEEDS MAJOR IMPROVEMENT

South Miami Park was described by City representatives as a significantly neglected park in need of a major renovation, or decommissioning. Some felt that the park is neglected, because the park's location on the northern fringes of the City isolate its resources from the majority of City residents, servicing very few properties that are within the City limits. Despite the park being operated by the City, most of the park's users are non-residents. The financial feasibility of the City's continued operation of this park is questionable in its current condition and context.

## PARKS ARE IMPORTANT TO THOSE CONSIDERING BECOMING A RESIDENT OF SOUTH MIAMI

Most City representatives feel that parks are a significant influence on potential residents' decision to move to South Miami, and especially so for young families who have children at-home that would benefit greatly from a strong parks and recreation system within their city.

## THE CITY NEEDS MORE BASKETBALL COURTS

Currently there is a strong demand for more basketball courts throughout the City. City representatives expressed interest in introducing more basketball courts at parks, and specifically at Marshall Williamson Park where the tennis courts are under-utilized, and have therefore been identified as an opportunity to renovate them as basketball courts to meet demand.

## PRIVATIZE ORGANIZED SPORTS PROGRAMS

Some City representatives encouraged privatizing the City-run recreational leagues, so as to free up those parks and recreation staffing resources

for other uses, reduce liability, cut costs to the City, and limit staffing needs.

## NON-RESIDENT PARTICIPATION IN SOCCER PROGRAMS

A few interviewees felt the soccer programs should be evaluated for their viability. Most of the soccer in the City takes place at South Miami Park, which is surrounded almost entirely by properties outside the City limits. The users serviced by the program, therefore, are usually non-residents. The City desires to utilize these resources in a way that would better serve the residents.

## SUPPORT FOR THE UNDERLINE PROJECT

The majority of interviewees support the Underline project, and feel the Underline should be considered in the City's Parks and Recreation Master Plan. The project will expand a major green corridor and public open space running through the heart of the City.

## ON-GOING SUPPORT FOR PARKS AND RECREATION DEPARTMENT AND ITS LEADERSHIP

City representatives felt that the new Parks and Recreation leadership is a great asset to the City. They appreciate their leadership and vision for Parks and Recreation in the City, and feel they are leading the department in a good direction.

# Online Public Survey & Public Workshop 1 and 2

In determining the Goals and Objectives of South Miami residents for its Parks and Recreation Master Plan, Miller Legg conducted an online public survey and two public workshops in collaboration with the City. The survey was publicized on the City website, and with flyers at various local gathering places. Initially, the survey attracted 146 respondents over the course of 2.5 months between May and July of 2015. In order to increase responses, the City reopened the survey after Public Workshop 2 for an additional 1.5 months

between September and November 2016. The survey had a total of 214 respondents, which comprised only 1.8% of the residents. The survey is considered statistically insignificant. Nonetheless, the responses have still been considered in this study.

The two public workshops gathered approximately a hundred participants. The following is a summary of recurring comments from the survey and public workshops.

## Survey Responses

### PARKS THAT THE MOST RESPONDENTS VISITED

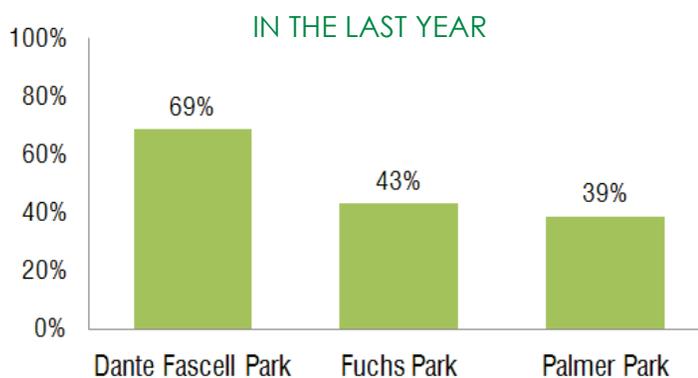


Figure 4.2 Online Public survey results

### PROGRAMS THAT THE MOST RESPONDENTS

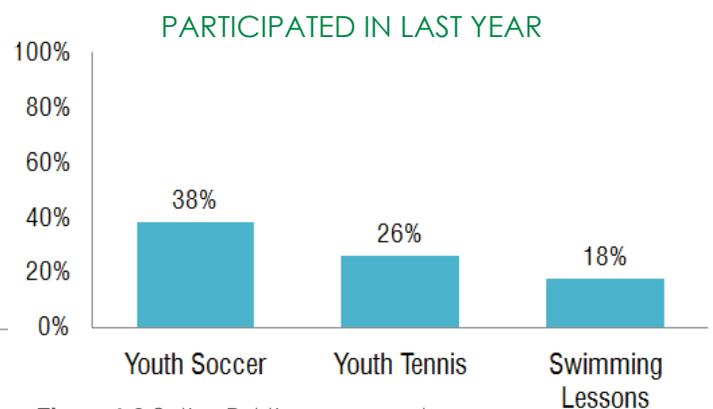


Figure 4.3 Online Public survey results

### PARKS LEAST VISITED BY RESPONDENTS IN THE

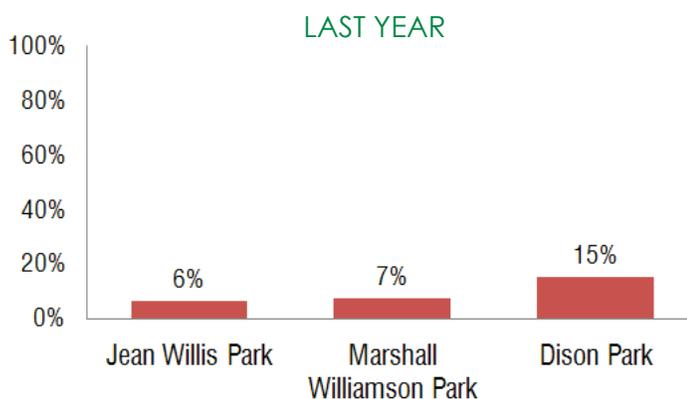


Figure 4.4 Online Public survey results

### TYPES OF EVENTS RESPONDENTS DESIRE AT

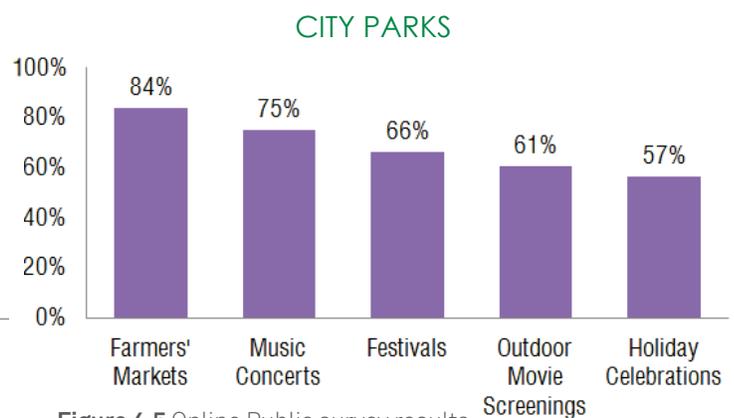


Figure 4.5 Online Public survey results

## FACILITIES/ACTIVITIES CURRENTLY PARTICIPATED IN MOST BY RESPONDENTS

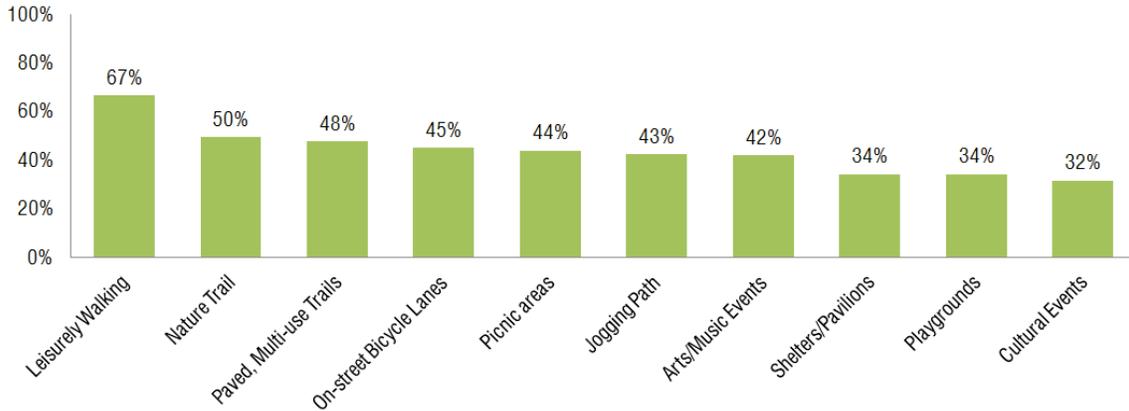


Figure 4.6 Online Public survey results

## FACILITIES/ACTIVITIES MOST DESIRED BY RESPONDENTS

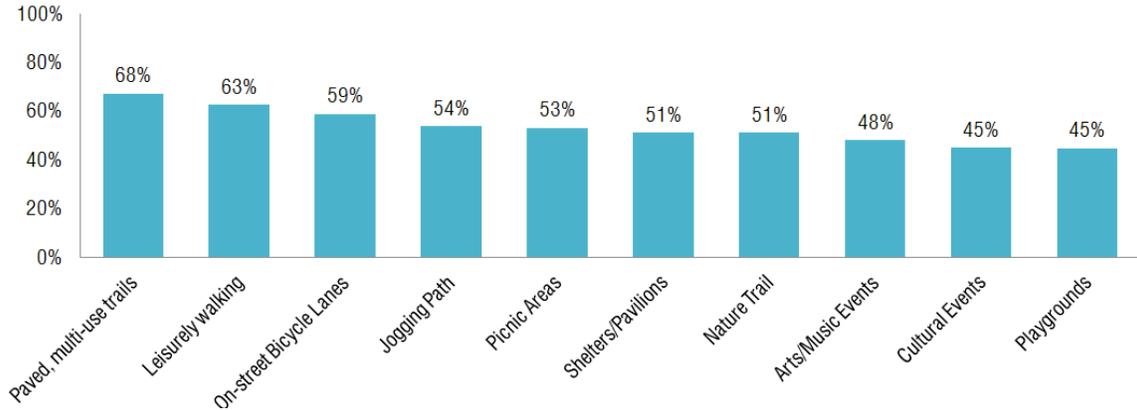


Figure 4.7 Online Public survey results

The majority of survey respondents were ages 30 to 45 (45%), with the second largest age group being ages 46 to 55 (23%). Respondents reported that their household included mostly adults between the ages of 30 to 45 (51%), and children age 13 or younger (48%). The next largest age group of respondents' household members were ages 46 to 55 (29%). These results indicate that the majority of respondents are middle-aged individuals, and many likely have young families.

According to the survey responses, most parks have typically never been visited by respondents, except for Dante Fascell, which is typically visited several times a week by respondents who visit the park.

Not surprisingly then, according to the survey results, most respondents are not aware of the condition of the City's parks, except for Dante Fascell and Fuchs Park, which were both mostly rated as being in "good" condition.

Overwhelmingly, an average of 10% of respondents reported participating in any of the City's programs. Subsequently, most respondents reported that they are not sure of the quality of the City's programs.

- Facilities/items that survey respondents and workshop attendees felt need “**major improvements**”:

- bathrooms
- safety/security
- concessions
- lighting
- amount of shade trees
- exercise equipment

- Facilities/items that survey respondents and workshop attendees felt need “**moderate improvements**”:

- picnic areas
- shelters/pavilions
- cleanliness
- parking
- playgrounds
- furniture
- sidewalks and paths
- general maintenance
- natural areas
- landscape areas

- Facilities/items that survey respondents and workshop attendees felt are “**fine as-is**”:

- sports fields
- tennis courts
- basketball courts
- other buildings
- signage

## Public Workshop 1 – Visual Preference

Public Workshop 1 was held in June of 2015. Preference for types of parks and activities at parks can vary widely from person-to-person, and even from region-to-region. In addition to receiving verbal and site-specific input from workshop participants, we also conducted a visual preference activity at Public Workshop 1 to better define the preferences of the City’s residents. We provided several images reflective of characteristic types of parks and activities ranging from images of passive parks with picnicking to sports complexes to farmers markets and festivals.

Based on visual preference, workshop participants preferred images characteristic of picnic areas with pavilions; paved, multi-use paths; and farmers’ markets. This preference is well-aligned with survey responses indicating a preference for leisurely walking, picnic areas and shelters, and park events.

A second public workshop was held in mid-2016 to present a draft of the Parks and Recreation Master Plan to residents, and provide an opportunity for additional public input.

# CHAPTER 5: DEMAND ANALYSIS



Figure 5.1 Brewer Park

## Park Land Area Ratio

To ensure that the City of South Miami is providing adequate park land acreage, the City has set requirements in the Comprehensive Plan to provide a minimum of 4 acres of park land per 1,000 residents. On average, municipalities in Miami-Dade County require an open space level-of-service ratio of 3 acres per 1,000 persons. The park land area ratio set by the City provides more park land acreage per person than most other cities in the County. Currently, the City has approximately 13,932 residents, which requires 56 acres of park land to meet the Comprehensive Plan ratio.

have been analyzed to determine park land level-of-service needs looking into the future for 2020 and 2025. Table 5.1, "Required Park Land Acres by Phase (4 acres per 1,000 persons)," illustrates the acreage requirements and surplus or deficit for each phase of this Master Plan based on the current park land level-of-service ratio.

To comply with the ratio of 4 acres per 1,000 persons, the City would need to acquire 20.5 acres by 2025, which may be difficult given that the City is virtually built-out, and there is a lack of available lands. Nonetheless, there are several options available to the City that can increase the park land acreage over the next ten years, as well as diversify the types of recreation available.

## Existing vs. Required Park Land Area

Currently there are 48 acres of existing parks and recreation facilities within the City; therefore the City currently has a deficit of 8-acres needed to meet the 56-acre park land area requirement.

As this Master Plan aims to guide the City's Department of Parks and Recreation through the next five (5) and ten (10) year periods, population projections

Required Park Land Acres by Phase (4 acres per 1,000 persons)		
Phase	(Projected) Population <sup>1</sup>	Required Acres
Phase One (2016-2017)	13,932	55.7
Phase Two (2018-2020)	15,511	62.0
Phase Three (2020-2025)	17,084	68.3

**Table 5.1** Required Park Land Acres by Phase (4 acres per 1,000 persons)

Notes:

1. Bureau of Economic and Business Research. (2015). Population Projection by Age for 2000-2040. University of Florida. Retrieved from <http://flhousingdata.shimberg.ufl.edu/a/population?action=results&nid=4372>

# Potential Park Land Sites

There are various resources of potential park space within the City which have been identified in Table 5.2, "Potential Park Acreage." The resources listed amount to approximately 46 acres of potential park land. Although all the listed resources have the potential to be included, some of these resources are more feasible to attain than others. The following section evaluates the feasibility of the sites for use as City park land.

## BLUEWAYS

Blueways are water trails that offer water-based recreation opportunities. The City of South Miami contains an extensive system of navigable canals amounting to approximately 25 acres of blueways. The many canals throughout the City are currently used by residents for water-based activities such as kayaking, canoeing, paddle-boarding, and fishing, however, there are currently no formal, non-motorized boat launches or points of public access to the canals. Establishing the canals as park land, would allow the

Potential Park Acreage	
Potential Park Sites Within the City	Acres
BLUEWAYS	
Northern Blueway	15.94
Central Blueway	4.53
Snapper Creek Blueway	4.65
<b>Total Blueways</b>	<b>25.12</b>
TRAILS	
Underline Trail	11.17
Snapper Creek Trail	1.28
<b>Total Trails</b>	<b>12.45</b>
SCHOOLS	
J.R.E. Lee Administration Office	0.27
South Miami Middle School	0.40
University Christian Children's Center	0.50
Ludlam Elementary	1.90
Happi-Tymes Preschool South Miami Christian	1.00
South Miami K-8 Center	1.20
<b>Total Schools</b>	<b>5.27</b>
<b>Total Potential Acreage Within the City</b>	<b>42.84</b>
Potential Park Sites Adjacent to City	Acres
Ludlam Trail	2.99
<b>Total Potential Acreage Adjacent to City</b>	<b>2.99</b>
<b>Total Potential Park Sites</b>	<b>Acres</b>
<b>Total Potential Acreage</b>	<b>45.83</b>

Table 5.2 Potential Park Acreage



Figure 5.2 Canoeing and kayaking on blueways provides a unique form of recreation

City to provide more public access points, and add new facilities to enhance the canals as blueways for recreational use.

The canals are currently within properties owned by the County and the South Florida Water Management District, and would require a use agreement or other mechanism of transference allowing public access. Since this option would require coordination with a separate agency, the feasibility of attaining these 25 acres for public recreational use is uncertain. Nonetheless, these 25 acres of blueways offer a major opportunity to add to and diversify the parks and recreation facilities and activities within the City; this is an option which should be explored further.



**Figure 5.3** Multi-use trails bring visitors from other areas while providing recreation opportunities to residents

## PROPOSED MULTIUSE TRAILS

### The Underline

The Underline has already been approved for development, so it is highly advisable for the City to include the 11 acres as part of its overall park land acreage. By doing so, the park land level-of-service ratio of 4 acres per 1,000 persons would eliminate the current deficit, and provide 3 acres of surplus park land.

The City should encourage the development process of the Underline as it continues.

### Ludlam Trail

Currently there is a 3-acre portion of the proposed Ludlam Trail site located directly adjacent to the City. Designation of Ludlam Trail as City park land would require incorporation of some portion of the adjacent area of the future trail to qualify. The trail seems to be gaining traction for development in the region. The trail's completion would connect the City to other regions of the metropolitan via a multi-use trail, and especially encourage the western-most residents to engage in bicycling, walking, jogging, skating, or other forms of recreation suitable for trails. Despite increasing support for approval, the feasibility of designating the trail as park land is difficult to determine due to the need to incorporate some portion of the trail in order for the park to qualify.

### Snapper Creek Trail

Snapper Creek Trail (1 acre within the City), also has potential to add park land, but has not yet been approved for designation. A study of "Segment 'A'" of the proposed Snapper Creek Trail was completed in 2008<sup>1</sup>. Segment A runs from the FIU Modesto Maidique Campus on Tamiami Trail to near Baptist Hospital. In 2016, a study of "Segment 'B'" was completed<sup>2</sup>. Segment B runs from Segment "A" to Dante Fascell Park. Given that the South Florida Water Management District owns and maintains the canal, there is a good likelihood that the agency will be open to the corridor's development

Notes:

1. Miami-Dade Metropolitan Planning Organization (October, 2008). Snapper Creek Trail: Segment A Planning Study. Miami-Dade County. Retrieved from <http://miamidademco.org/library/studies/snapper-creek-trail-segment-a-planning-study-final-2008-10.pdf/>
2. Miami-Dade Metropolitan Planning Organization (June, 2016). Snapper Creek Trail Segment "B" Master Plan. Miami-Dade County. Retrieved from <http://miamidademco.org/library/studies/snapper-creek-trail-segment-b-master-plan-final-report-2016-06.pdf/>

as a trail, since they have already approved trails in other locations within their Right of Way. Of the three proposed trails near the City, Snapper Creek Trail has the longest anticipated time frame for development as park land based on progress of plans, and support from the metropolitan region at-large. Nonetheless, it is a trail that is currently used as an informal trail by City residents and visitors from other areas. With the increasing support for an official designation of the Snapper Creek Trail, this trail's potential development should be further explored.

in the parks and recreation system based on proximity to existing parks, existing resources, and existing site configuration.

## SCHOOLS

With several schools within the City containing existing open space and recreation resources, schools could provide over 5 acres of potential park space through joint-use of existing fields and courts. As discussed earlier, several schools within the City that contain open space resources have been identified in Table 2.4.

Currently there are joint-use agreements at Palmer Park. Students from the two adjacent schools may utilize Palmer Park, however, there are currently no joint-use agreements enabling the City to take advantage of resources the schools have. Since these schools are typically only open for a portion of the day, and closed on weekends and the summer, the open space areas could be made available to residents as park land during the school's off-hours.

Joint-use agreements would help define maintenance and access terms between the City and school. Utilizing the schools' open space for public park land would require coordination between the City and schools. Although all listed school sites have potential for use as parks and recreation resources, this study focuses on sites with the highest feasibility of inclusion

## Parks Coverage Areas & New Park Locations

Ideally, everyone in an urban area should be within a five-minute walking distance from a park. Once a location is beyond a five-minute walk, people are more likely to use a vehicle to get to a park. A five-minute walking distance is usually about a quarter-mile. Within a quarter-mile of all parks is considered the park coverage area. Determining the park coverage area around all parks can help with understanding which residents are serviced by a park within a comfortable walking distance, and which are not.

Based on the City's existing park distribution and their coverage areas, nine (9) potential park sites have been identified to help identify areas in the City that are most in need of parks. Figure 5.4, "Parks Coverage Areas - Existing" shows the current park coverage area, park distribution, and the nine potential park sites. Acquiring nine parks through land purchase would be an unrealistic goal, therefore, by utilizing existing or soon-to-be existing resources already within the City, the number of potential park sites needing to be acquired can be reduced.

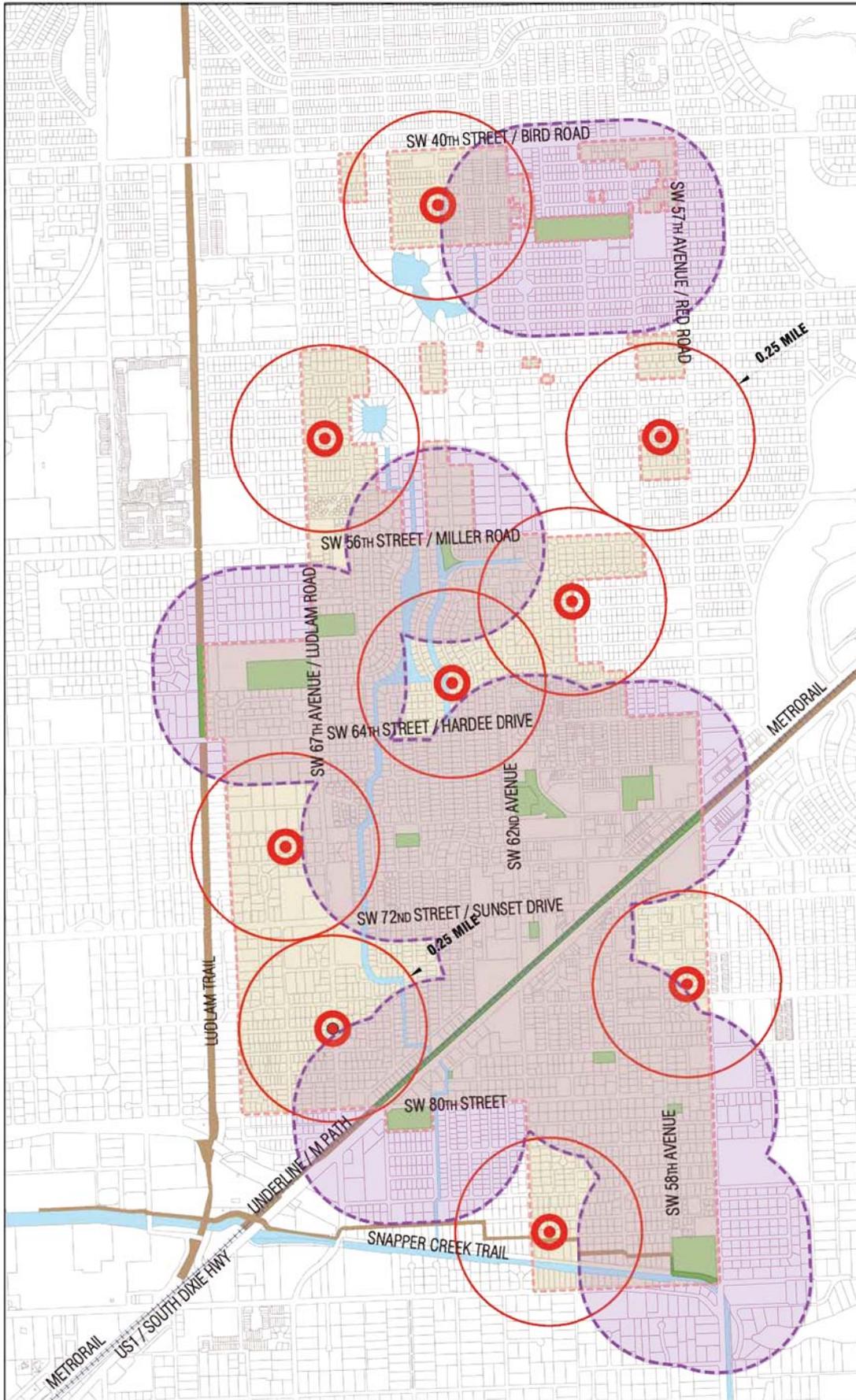
Particularly noteworthy resources are the three multi-use trails which are proposed to run through the City. With development of the Underline Trail, the park coverage of the City can reduce the recommended number of new park acquisitions to eight (8). This scenario is shown in Figure 5.5, "Park Coverage Areas with Addition of the Underline."

With the Ludlam Trail, the increase in park coverage of the City can reduce the number of new park acquisitions to seven (7). This scenario is shown in Figure 5.6 "Park Coverage Areas with Addition of the Underline & Ludlam Trail."

Lastly, by transforming a portion of the Snapper Creek Canal corridor into a trail, the park coverage in the City may be increased, once again reducing the number of new parks that are needed to six (6). This scenario is shown in Figure 5.7, "Park Coverage Areas with Addition of the Underline, Ludlam Trail, & Snapper Creek Trail."

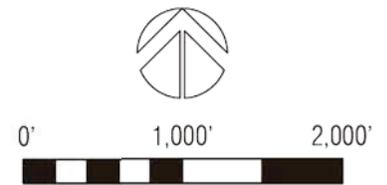
The City is encouraged to pursue the acquisition and/or development of these trails for the benefits they can offer to the City as parkland.

# Park Coverage Areas - Existing



## LEGEND:

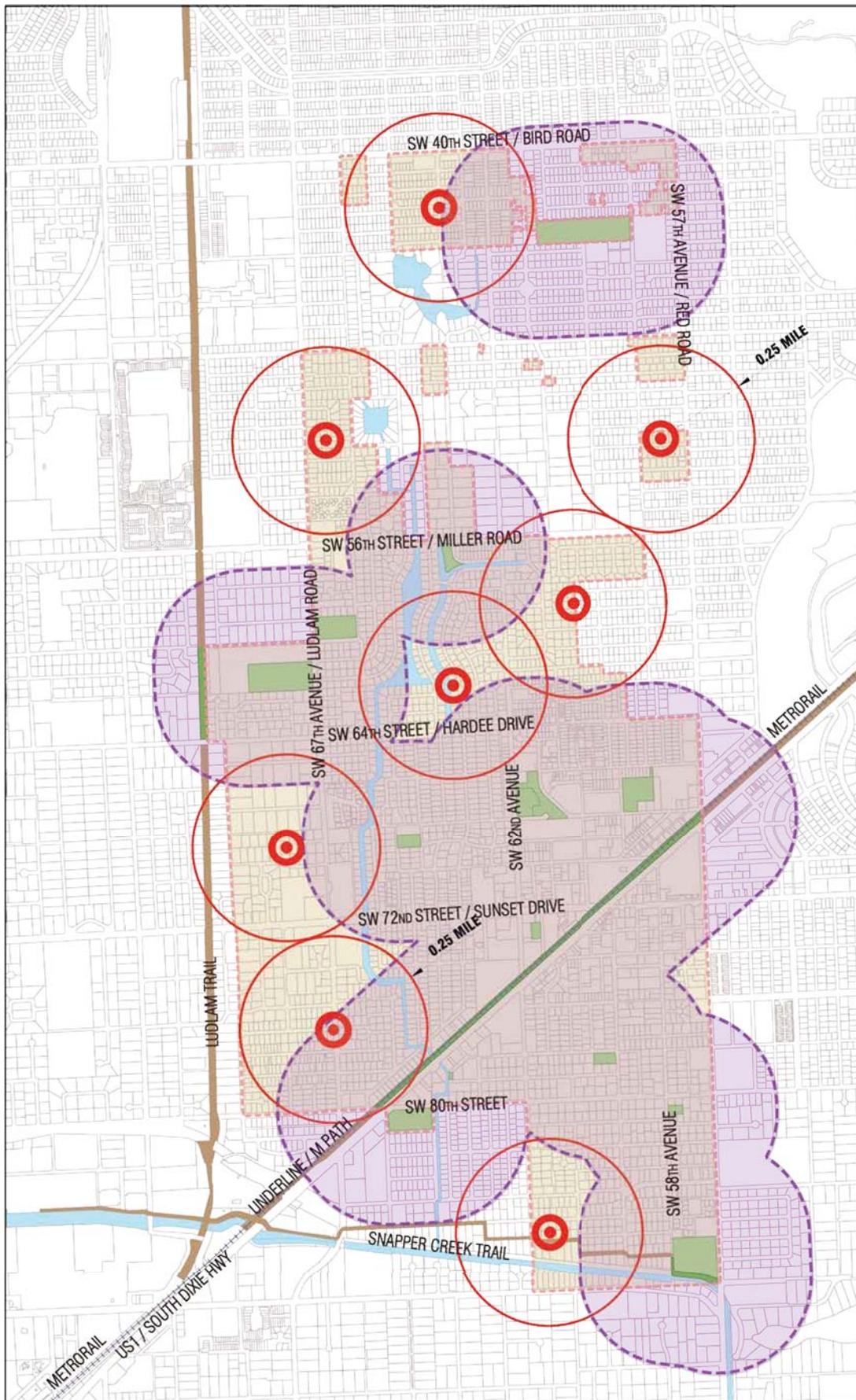
-  POTENTIAL PARK SITE WITHIN QUARTER-MILE / 5-MINUTE WALKING DISTANCE
-  PARK COVERAGE AREA
-  CITY LIMITS
-  EXISTING PARKS
-  FUTURE TRAILS BY OTHERS
-  POTENTIAL TRAIL PARKLAND



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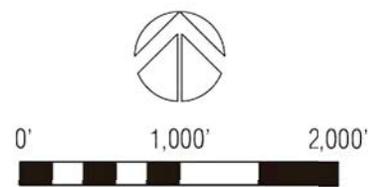
Figure 5.4 Parks Coverage Area - Existing

# Park Coverage Areas with Addition of the Underline



## LEGEND:

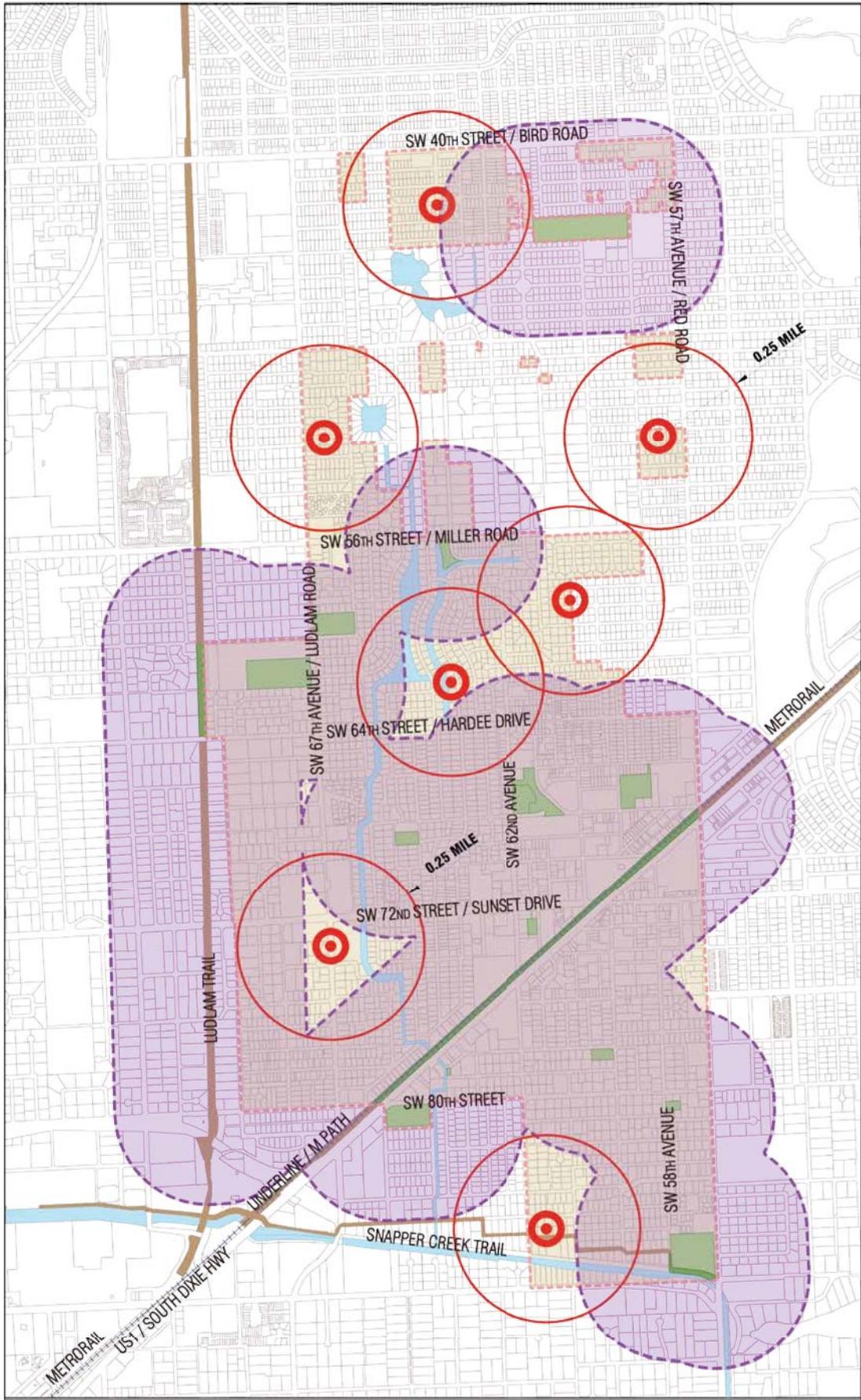
-  POTENTIAL PARK SITE WITHIN QUARTER-MILE / 5-MINUTE WALKING DISTANCE
-  PARK COVERAGE AREA
-  CITY LIMITS
-  EXISTING PARKS
-  FUTURE TRAILS BY OTHERS
-  POTENTIAL TRAIL PARKLAND



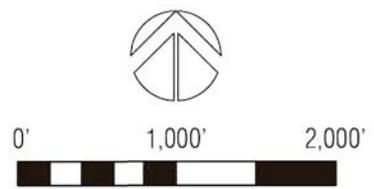
June 2017

Figure 5.5 Parks Coverage Area with the Underline

# Park Coverage Areas with Addition of the Underline & Ludlam Trail



- LEGEND:**
-  POTENTIAL PARK SITE WITHIN QUARTER-MILE / 5-MINUTE WALKING DISTANCE
  -  PARK COVERAGE AREA
  -  CITY LIMITS
  -  EXISTING PARKS
  -  FUTURE TRAILS BY OTHERS
  -  POTENTIAL TRAIL PARKLAND



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Figure 5.6 Parks Coverage Area with the Ludlam Trail

# Park Coverage Areas with Addition of the Underline, Ludlam Trail, & Snapper Creek Trail

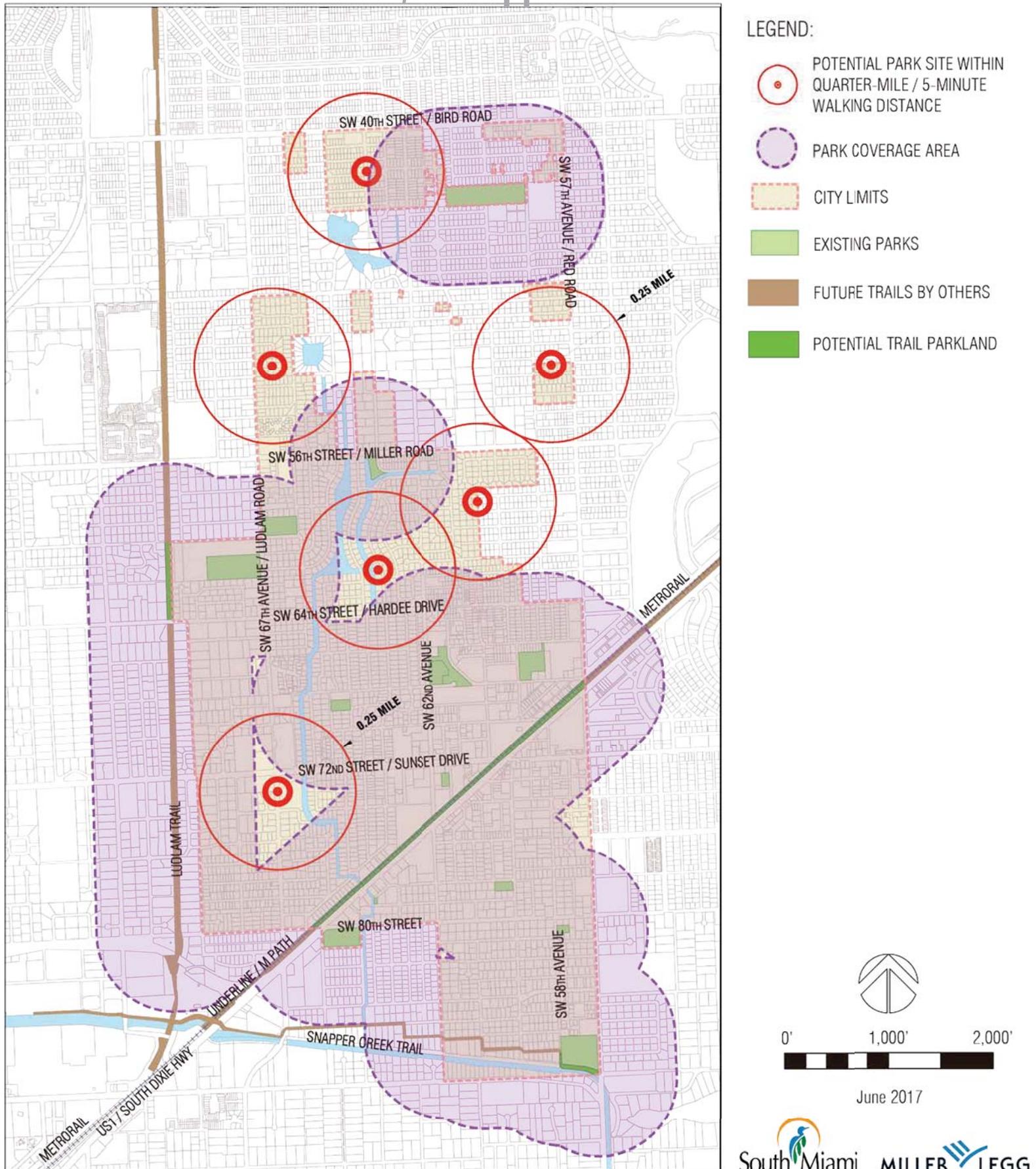


Figure 5.7 Parks Coverage Area with Snapper Creek Trail

# National Recreation and Parks Association (NRPA) Benchmarks

The City wants to ensure that adequate recreational facilities and programs are provided for residents. To determine minimum standards for budgeting, maintaining, staffing, facilities, and programs, the Plan has used national benchmarks set by the National Recreation and Park Association (NRPA) through a process that compares the City to jurisdictions with similar characteristics.

The NRPA benchmark comparisons shown in this section will help guide the City in determining parks and recreation needs for its residents.

## NRPA AGENCY BUDGET BENCHMARKS

As shown in Table 5.3, "NRPA Agency Budget Benchmark," the City of South Miami's City and Parks and Recreation Department operating budget is higher than the national median. Additionally, the proportion of the Parks Departments' operating budget to City operating budget is 11%, which is on par with that of the national median.

Of note, however, 73% of the Department of Parks and Recreation's operating budget is used for personnel, which is higher than the national median of 60% of the operating budget used for personnel.

The variation from the NRPA benchmark reflects the unique staffing needs of the City, as subsequently discussed. Due to these unique needs, the higher percentage of operating budget used for personnel than the national median is acceptable.

To establish whether South Miami's full-time to part-time employee ratio was consistent with other cities in its region, a comparison of ratios was made between South Miami and other municipalities in South Florida. The findings demonstrated that the average ratio of full-time to part-time employees in these cities is 1:2.5, which is comparable to that of South Miami. Like South Miami, these cities may also require more full-time employees than northern regions in the country due to year-round maintenance needs.

NRPA Agency Budget Benchmark			
Item	South Miami	Median for Jurisdictions between 7,000 and 17,000	Variation from national median
City Total Operating Budget	\$16,737,052	\$11,222,512	+\$5,514,540
Parks Dept. Total Operating Budget	\$1,812,389	\$1,300,000	+\$512,389
% of City budget for parks agency	10.83%	11.58%	-0.75%
% of Parks Department operating budget for personnel	73.00%	59.50%	+13.5%
% of Parks Department operating budget for operating expenses	27.00%	36.40%	-9.4%
Parks Dept. Total Non-tax Revenues	\$366,368	\$410,231	-\$43,863

**Table 5.3** NRPA Agency Budget Benchmark

## NRPA FACILITY BENCHMARKS

Crucial to the success of parks is supplying adequate facilities to meet demands for specific facilities within a city. By providing the equipment or specific facilities needed for programmed uses like sports or fitness trails, parks also provide and enable activities at the parks.

In comparison to the NRPA benchmark for facilities, the quantity of recreational facilities within the City is adequate for most active uses such as sports fields and courts. The City, however, is below the median with passive uses such as playgrounds, picnic areas, and multi-use trails. These uses were identified as uses that are in demand by the public based on comments on online public survey results.



**Figure 5.8** South Miami’s tennis facilities are popular among residents

NRPA Facility Benchmarks by Phase				
Facilities	Existing	Ph 1, 2016-17	Ph 2, 2018-20	Ph 3, 2021-25
	South Miami	Median for Jurisdictions between 7,000 and 17,000	Median for Jurisdictions between 12,000 and 22,000	Median for Jurisdictions between 14,000 and 24,000
Basketball	4	3	4	4
Handball/Racquetball	4	0	0	0
Tennis courts	10	5	6	6
Volleyball	2	2	2	2
Baseball/Softball	5	5	6	6
Tee-ball	1	1	1	1
Multi-purpose fields (i.e. football, soccer)	12	4	8	9
Playgrounds	4	5	9	10
Totlots	4	2	2	2
Picnic tables	30	50	50	50
Picnic Shelters	6	6	6	6
Multi-use Trails (Linear ft.)	0	12,000	28,000	28,000

**Table 5.5** NRPA Facility Benchmarks by Phase

## NRPA RECREATION PROGRAM BENCHMARKS

The benchmark comparison shown in Table 5.6, “NRPA Recreation Program Benchmarks,” shows City programs data compared to jurisdictions with a similar population size. Currently, the City continues to expand the variety of recreation programs through partnerships with private vendors who run many athletic programs that supplement the City-run programs. Although the presence of the private vendors has reduced operations costs for programs to the City, the number of registrants, programs offered, and the operating budget remains below the benchmark.



**Figure 5.9** Youth benefit greatly from the physical activity, social atmosphere, and challenge of athletic programs

NRPA Recreation Program Benchmarks <sup>1</sup>		
Programs	South Miami <sup>2</sup>	Median for Jurisdictions between 7,000 and 17,000
Registrations for Athletic Programs		
Youth Athletic Programs	1,900	5,456
Adult Athletic Programs	1,180	2,972
Program Activities		
Number of programs offered	23	28
Total program users	4,995	6,000
Program Activity Resources		
Program Operating Budget	\$20,000	\$55,000
Revenue from fees	\$69,276	\$81,841

**Table 5.6** NRPA Recreation Program Benchmarks

1. The information provided in this table includes privately-run athletic programs that supplement the City’s recreation program demands.
2. Number of registrants based on 2016 information provided by the City.

# Conclusion

This chapter provides a glimpse at where the City measures up against the national and regional recreation standards. Some of these items have unique circumstances warranting a different approach than what is suggested in these numbers, such as the strong demand for tennis in the area, and the year-round maintenance needs that benefit more from full-time rather than part-time staff. Nonetheless, an understanding of the City's variations from the national and regional standards have guided the recommendations in the following chapter.

# CHAPTER 6: PLANNING RECOMMENDATIONS



Figure 6.1 Fuchs Park

This chapter provides recommendations for improvements to parks. The previous chapter, Demand Analysis, provides a guide for defining recreation and park facilities to be implemented over the next ten years. Appendix C provides an overview of the existing conditions of the facilities and a site analysis.

Together with studies of the City's characteristics, and public and City input, the following recommendations are tailored to the current and future needs of South Miami.

## Existing Parks and Facilities Recommendations

In determining the recommendations for the City's parks and recreation facilities and services, several factors were considered, and are detailed in the earlier chapters of this study.

### CONSIDERATION OF CITY CHARACTERISTICS

Chapter 2 illustrated the analysis of demographics, economics, education, and other City characteristics that influence the City's needs in parks and recreation. Projections of the population for the five- and ten-year periods of this study were also used to determine open space acreage needs, and ensure the City's Comprehensive Plan is adhered to.

### EVALUATION OF EXISTING CONDITIONS AND SITE ANALYSIS

Each of the existing facilities and programs were inventoried and analyzed, as illustrated in Chapter 3. An "Existing Site Analysis" was created for each facility (see Appendix C) to determine what, if any, upgrades to existing parks may be appropriate as part of future improvement plans. Generally, these parks have been

built-out, are outdated, and require improvements to get them to an acceptable condition.

### COLLECTION AND ANALYSIS OF PUBLIC INPUT

In Chapter 4, comments by the City and public were evaluated to ensure the users and those operating the parks and services could also contribute their thoughts for consideration in determining the best recommendations (Appendix F and G). In evaluating this input, recurring comments were given higher priority. Table 6.2 consolidates the recurring comments of the City and public.

### COMPARISON TO NATIONAL PARKS AND RECREATION BENCHMARKS

As detailed in Chapter 5, utilizing the PRORAGIS software by the National Recreation and Parks Association (NRPA), a detailed comparison was run between the City and a national benchmark figure. The benchmark was established based on the national median for jurisdictions with a similarly-sized population. This process helped determine the demand for specific amenities and services based on the current inventory of facilities and programs, the existing population count, and population projections for 2020 and 2025.

### RECOMMENDATIONS

Considering all these factors, schematic diagrams were prepared to show the potential configuration of new uses and improvements to existing features within the parks system (See Appendix D). Chapter 7, provides detailed steps to implementing the recommendations of this study, including an itemized list of improvements by facility for each phase.

Generally, existing parks are slowly receiving replacements for outdated structures, fences, and

amenities. Smaller parks do not have a current or foreseeable need for fencing such as the larger parks due to a desire to maintain their character as a small, neighborhood park, and because of the current safer conditions at these locations. Facilities that are relatively new to the system, such as the Murray Park Aquatic Center and Dog Park, are recommended for only a few new improvements, and all new sites have recommended improvements per the current and future needs and desires of the City.

The City is recommended to improve security at its parks by incorporating the principles of CPTED (Crime Prevention Through Environmental Design). All park areas should have adequate visibility to and from other areas within the parks, as well as to and from areas outside of the parks. Improved visibility ensures vigilance from neighboring residents, passersby, other park users, and security personnel. Any hindrances to visibility should be addressed where possible. Increased security presence and patrolling can also be used to promote a safe environment at parks. Implementation of CPTED principles will help to make parks defensible and safe spaces.

In addition to the recommendations outlined in Table 6.2 and in Chapter 7, the City is highly encouraged to work in partnership with the Girl Scouts of America to offer seasonal or annual events open to the public at the Girl Scouts Little House property.

## Existing Facility Enhancements

Certain parks and facilities are also being recommended for enhancements to improve the overall aesthetic, meet facility demands, and to create a unified and multi-faceted character throughout the

park and the City. Enhancements for most parks and facilities include a variety of facilities which are detailed in Table 6.3.

Recommendations from Site Analysis and Evaluation of Public Input		
Park / Facility	Acres	Recommendations
All-American Park	1.40	<ul style="list-style-type: none"> <li>● Provide passive programmed uses to prevent underutilization (e.g. tai chi, yoga)</li> <li>● Improved visibility from street perimeter areas will occur naturally as the young trees along the periphery grow</li> </ul>
Brewer Park	1.15	<ul style="list-style-type: none"> <li>● Add bathrooms</li> <li>● Repurpose racquetball court area</li> <li>● Renovate observation deck and fence along canal</li> <li>● Add grilling area</li> <li>● Provide opportunities for water recreation</li> <li>● Install canal entrance / exit ramp</li> </ul>
Dante Fascell	7.73	<ul style="list-style-type: none"> <li>● Add picnic and grilling area(s)</li> <li>● Renovate or replace picnic shelters</li> <li>● Provide opportunities for water recreation</li> <li>● Renovate perimeter and tennis court fencing</li> <li>● Renovate parking lot and lot lighting</li> <li>● Renovate basketball half court</li> <li>● Renovate rubberized jogging trail</li> <li>● Renovate or replace restrooms and pro shop</li> </ul>
Dison Park	0.59	<ul style="list-style-type: none"> <li>● Provide passive programmed uses to prevent underutilization (e.g. tai chi, yoga)</li> <li>● Increase tree canopy to provide more shade</li> </ul>
Dog Park	0.13	<ul style="list-style-type: none"> <li>● Provide designated parking if possible</li> <li>● Enhance view to canal</li> </ul>
Fuchs Park	4.48	<ul style="list-style-type: none"> <li>● Increase visibility from street perimeter in areas with low visibility to promote a safe environment by discouraging crime and use by homeless</li> <li>● Provide programmed uses along perimeter of the pond and northern lawn</li> <li>● Increase maintenance around canopied areas used for waste disposal</li> <li>● Renovate or replace pavilion</li> <li>● Renovate or replace bathrooms</li> </ul>
Gibson-Bethel Community Center	N/A	<ul style="list-style-type: none"> <li>● Increase maintenance of restrooms</li> <li>● Provide online sign-ups for reservations, and classes and programs at facility</li> <li>● Renovate bathrooms and locker rooms</li> <li>● Renovate building exterior and interior paint</li> </ul>
Marshall Williamson Park	3.22	<ul style="list-style-type: none"> <li>● Improve street connectivity along perimeter of park</li> <li>● Redevelop as rectangular park</li> <li>● Provide basketball court(s)</li> <li>● Provide more active, programmed uses to prevent underutilization</li> </ul>
Murray Park	3.04	<ul style="list-style-type: none"> <li>● Provide more furniture (i.e. benches, tables, waste bins)</li> <li>● Provide perimeter fencing</li> </ul>
Murray Park Aquatic Center	0.65	<ul style="list-style-type: none"> <li>● Provide more shade with structures or tree canopy</li> <li>● Provide more furniture (i.e. benches, tables, waste bins)</li> <li>● Provide longer hours during the summer season</li> </ul>
Palmer Park	8.57	<ul style="list-style-type: none"> <li>● Provide more tree canopy in sports field spectator areas</li> <li>● Provide enhanced bike facilities to promote alternative transportation and reduce congestion</li> <li>● Provide a standard-sized playground for ages 5-12</li> <li>● Improve drainage and parking</li> <li>● Renovate dugout roofs</li> </ul>
South Miami Park	10.00	<ul style="list-style-type: none"> <li>● Evaluate the potential for sale of all or a portion of this property</li> <li>● Provide more tree canopy</li> <li>● Provide more furniture (i.e. benches, tables, waste bins)</li> <li>● Renovate former YMCA area</li> <li>● Enhance relationship with the adjacent Fairchild Elementary School</li> <li>● Provide new multi-purpose fields on renovated site</li> <li>● Provide playgrounds on renovated site</li> </ul>
Van Smith Park	1.14	<ul style="list-style-type: none"> <li>● Provide a fence along perimeter of park to promote a safe environment and discourage night-time use</li> <li>● Remove debris from demolished structure</li> <li>● Replace didactic trail signage</li> </ul>

**Table 6.2** Existing Park Recommendations from Site Analysis and Evaluation of City and Public Input

Addition/Reduction of Amenities by Phase			
Phase	Additional/Reduced Facilities	Quantity	Site
Phase One (2016-2017)	Basketball courts	11	J.R.E. Lee Administration Office (3)
			Ludlam Elementary School (2)
			South Miami K-8 Center (3)
			South Miami Middle School (3)
	Multi-use fields	2	Ludlam Elementary School (1)
			South Miami K-8 Center (1)
	Multi-use trails	±6,300 LF	Underline Trail
	Baseball / Softball field	1	South Miami K-8 Center
Phase Two (2017-2020)	Racquetball court	-2	Brewer Park (reduction)
	Tennis courts	2	Dante Fascell Park
	Multi-use trails	±1,400 LF	Ludlam Trail
	Non-motorized boat launch	2	Dante Fascell Park
			Brewer Park
	Playgrounds	4	All-American Park (natural play elements)
			Hardee Drive Park
			Palmer Park
			South Miami Park
	Tot lots	1	South Miami Park
	Pavilion/shelter	3	South Miami Park
	Picnic tables	33	Brewer Park (3)
			Dante Fascell Park (6)
			Dison Park (3)
			Fuchs Park (9)
			Hardee Drive Park (3)
		Murray Park (3)	
		South Miami Park (6)	
Phase Three (2020-2025)	Multi-use fields	-1	South Miami Park
	Pavilion/Shelter	3	Dante Fascell Park (1)
			South Miami Park (2)
	Picnic tables	12	Miller Drive Park (3)
			Murray Park Aquatic Center (3)
			East Park (3)
			West Park (3)
	Playgrounds	2	East Park
			West Park
	Tot lot	2	Miller Drive Park
			West Park
Volleyball	1	South Miami Park	
Multi-use trails	±2,700 LF	Snapper Creek Trail	

Table 6.3 Addition/Reduction of Facilities by Phase

## Future Park and Facilities Recommendations

Under the recommended park land level-of-service ratio of 4 acres per 1,000 persons, the City must acquire an additional 20.5 acres to meet the projected 68.3-acre requirement by 2025. Through joint-use agreements with schools, incorporation of blueways, incorporation of the proposed trails in and adjacent to the City, and acquisition of six (6) potential park sites, securing 20 acres of additional park land is a feasible goal for the City. Chapter 7 demonstrates how to acquire the necessary acreage to comply with requirements.

The NRPA benchmarks suggest the additional challenge of providing adequate recreation facilities throughout the City. Recommended facilities have been added for each phase to align with the national median.



**Figure 6.2** Adult athletics programs help maintain good health and prevent illness

Of note is the expansion of the tennis courts at Dante Fascell to include a new pro shop and multi-recreational facility. Although the City is above the national median with the number of tennis courts provided, the City has a strong demand for this type of activity and facility, and has identified a potential source of revenue in hosting tennis tournaments at Dante Fascell, which will be enabled with the recommended addition of two tennis courts to comply with tournament venue requirements. These two new

tennis courts will restrict usage for lessons in order to help meet demand for availability of leisurely play time on the courts.

The City is recommended to incorporate CPTED (Crime Prevention Through Environmental Design) principles in all its new parks and facilities. All new park areas should have adequate visibility to and from other areas within the parks, as well as to and from areas outside of the parks to ensure vigilance from neighboring residents, passersby, other park users, and security personnel. As is recommended for existing parks and facilities, increased security presence and patrolling is encouraged to help promote a safe environment at parks throughout the day. Implementation of CPTED principles will help to make all new parks defensible and safe spaces.

## Future Parks and Facilities Locations and Distribution

As illustrated in Chapter 5, a different challenge for the City exists in providing sufficient park coverage so that all residents are within a 5-minute walking distance from a City park. New park sites have been recommended in each phase to provide additional park coverage. Facilities have also been added in each phase with consideration to existing distribution of each type of facility.

## Future Programming Recommendations

As has been discussed earlier, the City has a great opportunity in utilizing private vendors to service their athletic program needs. The variety of programs is also comparable to the national median based on

the NRPA analysis. Nonetheless, the current programs are not reaching the same levels of registrants as the national median.

To increase the number of registrants enrolling for the City's programs, the City is recommended to improve their overall outreach of their facilities and services, which was an underlying problem that has been identified by the City and as a result of the public's input.

Additionally, since young adults are the largest age group within the City, comprising one-third of the population, due in part to the proximity to the University of Miami, it is recommended that the City target these users for enrollment in their programs. Young adults, especially those attending a college or university, participate in sports and fitness activities more than other adult age groups. With outreach, providing more options to this population could sway these potential users towards the City's programs as a means of replacing or supplementing their current fitness activities.

The University of Miami currently provides its students and faculty a variety of recreational facilities, which include outdoor and indoor amenities. Outdoor facilities include multipurpose fields, a baseball field, a soccer field, a running track, tennis courts, basketball courts, and volleyball courts. Indoor facilities include a fitness center, basketball courts, multipurpose court, 25-yard swimming pool, racquetball courts, and fitness classrooms. Despite having a large variety of facilities, the facilities can sometimes become overcrowded. Further investigation into which facilities are over-used, or not provided, could help determine which amenities could serve the 18-25 year old population.

Future programming should also include citywide and regional events. These types of events were strongly desired by the participants of the online

public survey and both public workshops. Participants had a strongest desire for concert events and farmers' markets at parks.

## Future Facility Enhancements

On several City roads, bicycle and pedestrian enhancements are being recommended to provide improved alternative transportation; reduced parking and vehicular traffic congestion; and connectivity between City parks, neighborhoods, and proposed multi-use trails. These typical bicycle and pedestrian enhancements are shown in the South Miami Intermodal Transportation Plan. An example of proposed Shared Lane Markings are shown below using both white and green paint for increased awareness.

The addition of wayfinding signage would also provide a beneficial enhancement along the corridors between City parks. A signature design for wayfinding signs can help provide direction, orientation, and further establish a sense of place. Signs indicating distances to other parks could indicate both direction and connectivity of the parks.



**Figure 6.3** Shared Lane Marking

# South Miami Intermodal Transportation Plan (SMITP)

The City of South Miami has been attempting to re-integrate transportation functions through complete streets principles, seeking to provide a comfortable transportation system for all modes and users of all ages and abilities. An integral component of this effort was to adopt the *South Miami Intermodal Transportation Plan (SMITP)*, adopted in 2015. The SMITP identifies an interconnected network of mobility and safety improvements based on smart growth and complete streets principles.

The SMITP is a community-based transportation plan that provides for convenient and efficient use of motorized and non-motorized transportation and addresses issues such as vehicular circulation, parking, pedestrian/bicyclist movements, and public transportation, resulting in short and long-term strategies for implementation of the resultant plan.

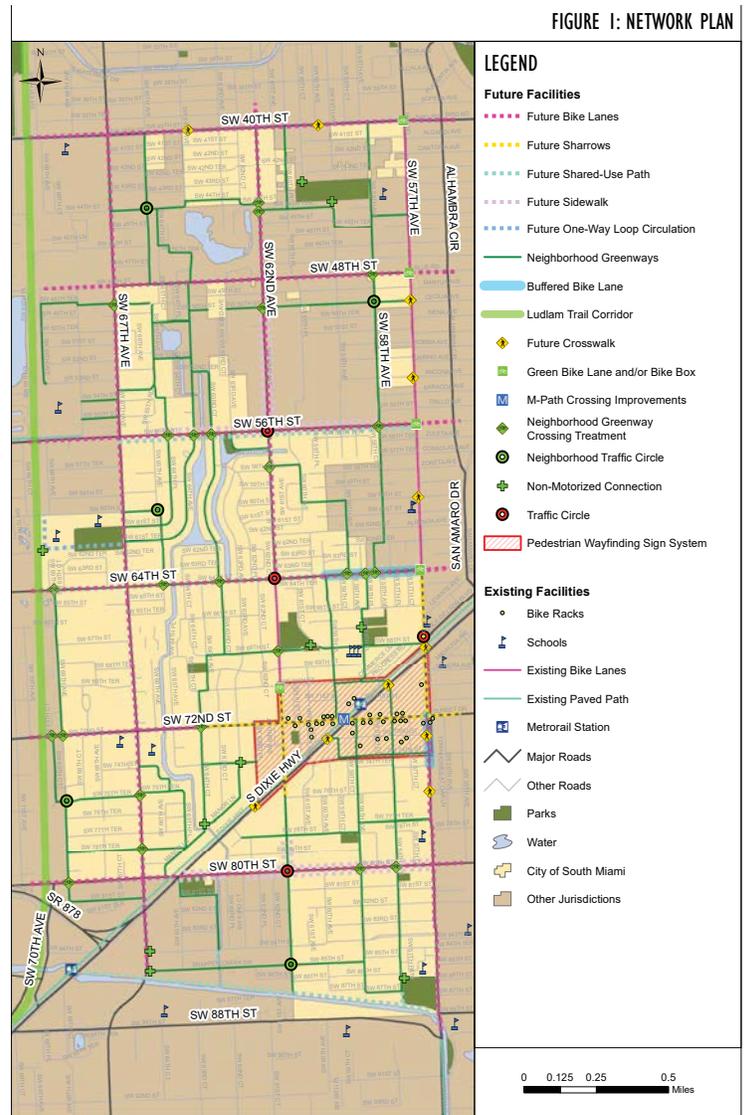
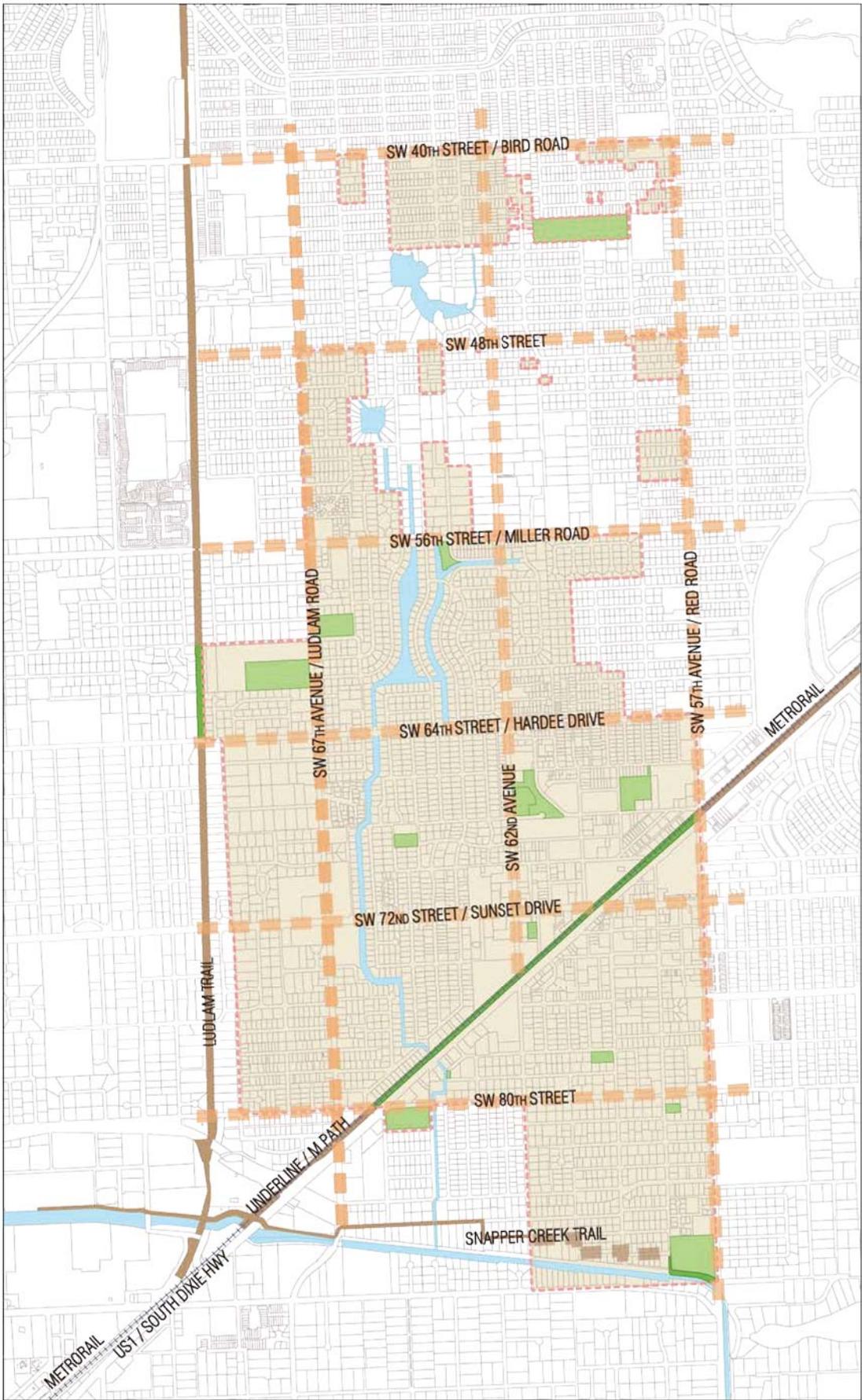


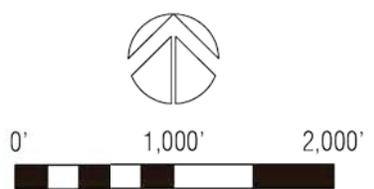
Figure 6.4 2015 South Miami Intermodal Transportation Plan

# Bicycle and Pedestrian Enhancements Plan



ROADWAY IMPROVEMENTS:  
 PROPOSED PEDESTRIAN / BICYCLE ENHANCEMENTS

LEGEND:  
 EXISTING PARKS  
 FUTURE TRAILS BY OTHERS  
 CITY LIMITS



June 2017



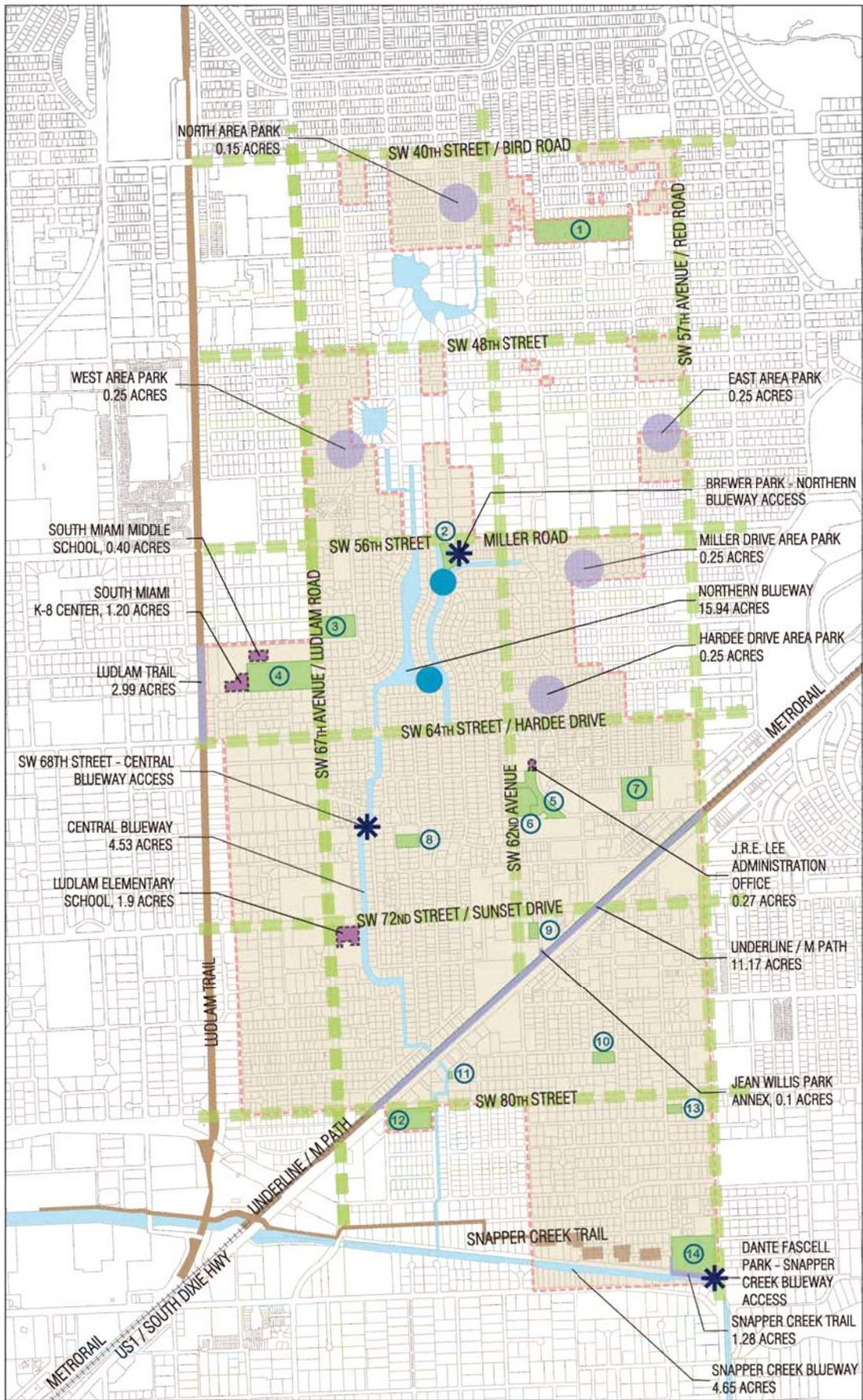
Figure 6.5 Bicycle & Pedestrian Enhancements Plan

# CHAPTER 7: PLAN IMPLEMENTATION



Figure 7.1 All America Park

# Parks and Recreation Master Plan



## MASTER PLAN IMPROVEMENTS:

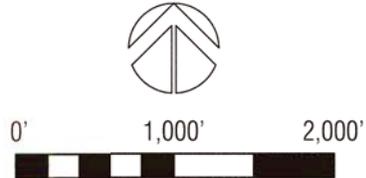
-  PROPOSED PARK SITES
-  PROPOSED SCHOOL OPEN SPACE LEASES
-  PROPOSED PEDESTRIAN / BICYCLE ENHANCEMENTS
-  PROPOSED BLUEWAY ACCESS
-  PROPOSED BLUEWAY CONNECTION ENHANCEMENT

## EXISTING PARKS:

- 1 SOUTH MIAMI PARK
- 2 BREWER PARK
- 3 GIRL SCOUT LITTLE HOUSE RESERVE
- 4 PALMER PARK
- 5 MARSHALL WILLIAMSON PARK
- 6 SOUTH MIAMI SENIOR CENTER
- 7 MURRAY PARK
- 8 ALL AMERICA PARK
- 9 JEAN WILLIS PARK
- 10 VAN SMITH PARK
- 11 DOG PARK
- 12 FUCHS PARK
- 13 DISON PARK
- 14 DANTE FASCELL PARK

## LEGEND:

-  EXISTING PARKS
-  FUTURE TRAILS BY OTHERS
-  CITY LIMITS



June 2017



Figure 7.2 Parks and Recreation Master Plan

South Miami's Parks and Recreation Master Plan is designed to be implemented over the next 10 years. During this time period a number of recommendations are scheduled to be implemented in phases. The purpose of this final chapter is to identify land needed, maintenance and its scheduling, facilities recommended, staffing, and budgeting of financial resources needed by each implemented phase.

New park land proposed in this Plan has been located to improve park distribution throughout the City. Currently, there are several areas where residents would have to walk over a quarter of a mile to get to a park. Having a short walking distance to a park encourages walking instead of driving, and makes getting to a park on foot or bike much easier for families with children. The new parks will be located in the remaining areas that need parks within a five-minute walking distance.

The new park lands are small or pocket parks, which were the size of parks most desired by residents, and which will provide a variety of new amenities to areas in need of parks within walking distance. New park amenities were selected based on deficiencies in amenities compared to the NRPA benchmarks described in Chapter 5: Demand Analysis, and to resident demand based on feedback from the online public survey and public workshops.

Existing parks shall be enhanced to improve deficiencies identified through site analysis, city input, or resident feedback. Additional amenities will also be installed in certain parks to meet NRPA benchmarks and respond to resident desires.

The addition of the blueways provides waterway access to the public for recreational use. The introduction of water-based activities such as canoeing and kayaking further diversifies the types of recreation

available to residents. Blueway access also adds a new way to interact with the outdoors.

Throughout the City there are local roads proposed for pedestrian and bicycle enhancements in the 2015 SMITP. These roads will be retrofitted with biking and pedestrian safety features, demarkations, signage, and facilities. The location of these enhanced roads were selected to improve connectivity between the City's parks. Roads were also selected based on their level of traffic; medium to lower volume roads that ran through longer portions of the City were preferred to high volume roads, or shorter roads. Ultimately, the road enhancements will serve to connect the City's parks via safe routes for pedestrians and cyclists, promote walking and bicycling as an alternative to driving, and reduce vehicular traffic and parking congestion, especially at City Parks.

All dollar amounts in this chapter are in 2016 dollars, unless otherwise specified.

# Phase One: 2016-2017

## LAND AREA

With a population of 13,932 being served by 48 existing acres of park land, currently the City meets the 4 acres per 1,000 persons park land level-of-service ratio. Per the Comprehensive Plan, the City is required to provide 56 acres, therefore the City has an existing deficit of 8 acres.

The recommendations for this phase are intended to address improvements needed immediately at existing parks, improve the park service area coverage throughout the City, and increase the park land acreage surplus in anticipation of future park land requirements of subsequent phases. These actions include establishing use agreements with City schools that have open space resources, and designation of the Underline Trail as City open space. As of 2016, the City has contributed \$25,000 towards development of the Underline project. Actions for this phase are outlined in Table 7.1.

The actions in Table 7.1, "Phase One Park and Open Space Area," demonstrate that by the end of Phase One, the City will exceed the park land level-of-service requirement with a **surplus** of 27 acres. The modifications will also help increase walkability to a park by adding recreation resources that expand park coverage in the City.

Phase One Park and Open Space Area	
Item	Acres
<b>Beginning of Phase One Park and Open Space Area</b>	
Parkland acres at beginning of this phase	47.84
<b>Phase One Park and Open Space Area Actions</b>	
Designate Underline Trail as City open space	11.17
Designate Northern Blueway as open space	15.94
Designate Snapper Creek Blueway as open space	4.65
Use Agreement with South Miami Elementary School	1.20
Use Agreement with South Miami Middle School	0.40
Use Agreement with J.R.E. Lee Opportunity Center	0.27
Use Agreement with Ludlam Elementary School	1.90
<b>End of Phase One Park and Open Space Area</b>	
Park / open space acres added in this phase	35.53
Park land acres at end of this phase	83.37
Park land acres level-of-service ratio at end of this phase	5.98 acres / 1,000 persons

**Table 7.1** Phase One Park and Open Space Area

# IMPROVEMENTS AND NEW FACILITIES

Phase One (2016-2017) Immediate Costs					
Park	Item	Unit	Quantity	Item Price	Total
<b>NEW FACILITIES</b>					
<b>PROPOSED 2017 CIP BUDGET ITEMS</b>					
Brewer Park	Tennis facility - 10' perimeter fencing	Fencing system	1	\$50,000.00 (Proposed)	\$50,000.00 (Proposed)
Dante Fascell Park	Playground	Enhancement	1	\$175,000.00 (Proposed)	\$175,000.00 (Proposed)
	Parking lot renovation	Engineering services and construction	1	\$150,000.00 (Proposed)	\$150,000.00 (Proposed)
	Horse rail fence and existing fence removal	LF	2,500	\$30.00 (Proposed)	\$75,000.00 (Proposed)
	Tennis facility fencing	10' perimeter fencing	1	\$50,000.00 (Proposed)	\$50,000.00 (Proposed)
	Utility Shed	Shed	1	\$5,000.00 (Proposed)	\$5,000.00 (Proposed)
	Replace park benches	Benches	1	\$6,500.00 (Proposed)	\$6,500.00 (Proposed)
Gibson Bethel Community Center	Fitness equipment	Replacement	1	\$120,000.00 (Proposed)	\$120,000.00 (Proposed)
	Relocate fitness room & multipurpose rooms	Relocation	1	\$150,000.00 (Proposed)	\$150,000.00 (Proposed)
	Exterior facility painting	Painting	1	\$50,000.00 (Proposed)	\$50,000.00 (Proposed)
	Fitness rubber floor carpet	Replacement	1	\$16,000.00 (Proposed)	\$16,000.00 (Proposed)
	Carpet tile - 2nd level	Replacement	1	\$25,000.00 (Proposed)	\$25,000.00 (Proposed)
	Facility window tinting	Tinting	1	\$25,000.00 (Proposed)	\$25,000.00 (Proposed)
Murray Park	6' perimeter fencing	Fencing system	1	\$15,000 (Proposed)	\$15,000 (Proposed)
Palmer Park	Playground	Tot lot (ages 2-5) replacement	1	\$50,000.00 (Proposed)	\$50,000.00 (Proposed)
	Drainage improvements	Engineering services and construction	1	\$250,000.00 (Proposed)	\$250,000.00 (Proposed)
	Dugout roof	Replacement	10	\$1,500.00 (Proposed)	\$15,000.00 (Proposed)
Van Smith Park	6' steel picket fence with metal sheet	Fencing system	1	\$50,000.00 (Proposed)	\$50,000.00 (Proposed)

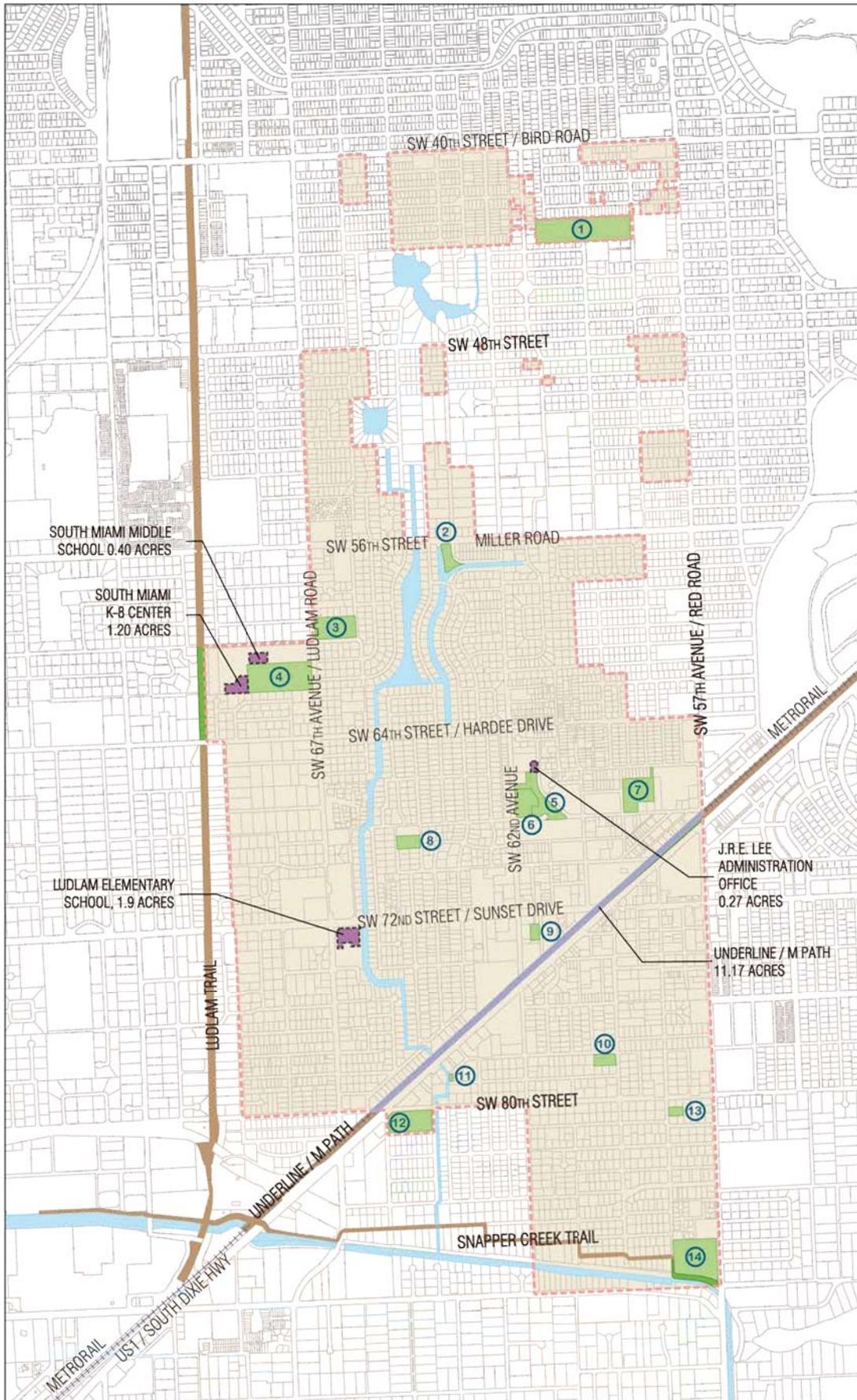
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OTHER PROPOSED ITEMS					
Dante Fascell Park	Entry Sign	Sign	1	\$5,000.00	\$5,000.00
	Tree replacement for australian pines	Trees	25	\$400.00	\$10,000.00
J.R.E. Lee Administration Office	Basketball courts	Renovation	3	\$15,000.00	\$45,000.00
Subtotal Proposed 2017 CIP Budget Items					\$1,277,500.00
Subtotal Other Proposed Items					\$60,000.00
TOTAL:					\$1,337,500.00
Contingency on Unbudgeted Items (15%)					\$9,000.00
SUBTOTAL:					\$1,346,500.00
Unbudgeted New Facilities Soft Costs (15%):					\$201,975.00
<b>GRAND TOTAL:</b>					<b>\$1,548,475.00</b>

**Table 7.2** Phase One (2016-2017) Immediate Costs

# Master Plan: Phase One (2017-2018)



## PHASE ONE IMPROVEMENTS:

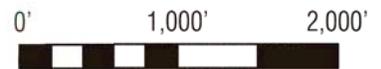
- PROPOSED PARK SITES
- PROPOSED SCHOOL OPEN SPACE LEASES

## EXISTING PARKS:

- ① SOUTH MIAMI PARK
- ② BREWER PARK
- ③ GIRL SCOUT LITTLE HOUSE RESERVE
- ④ PALMER PARK
- ⑤ MARSHALL WILLIAMSON PARK
- ⑥ SOUTH MIAMI SENIOR CENTER
- ⑦ MURRAY PARK
- ⑧ ALL AMERICA PARK
- ⑨ JEAN WILLIS PARK
- ⑩ VAN SMITH PARK
- ⑪ DOG PARK
- ⑫ FUCHS PARK
- ⑬ DISON PARK
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## LEGEND:

- CITY LIMITS
- EXISTING PARKS
- FUTURE TRAILS BY OTHERS
- POTENTIAL TRAIL PARKLAND



June 2017

Figure 7.3 Master Plan: Phase One (Immediate Changes)

# Phase Two: 2018-2020

## LAND AREA

For this phase, the City is anticipated to have a population of 15,511, and will be required to provide 62 acres of park land. By 2020, the City will have acquired 63 acres of park land through the addition of open space leases with three City schools, and designation of Underline Trail as City open space.

At the beginning of Phase Two, the City will have a surplus of 1 acre. Despite providing sufficient park land to meet the level-of-service requirement, the City is recommended to continue improving their park land coverage throughout the City as a means of improving walkability to a park for residents. The City should adjust their park and open space area through the following actions:

The recommended acquisitions are intended to provide park coverage in areas where there previously was none. The North Area Park (see Figure 7.4) is a specific location within the Right of Way of the southwest corner of SW 42nd Terr. and SW 62nd Ct. The Hardee Drive Area Park is in a region where multiple large areas of open space were identified next to adjacent uses, that although currently used for informal parking, could instead be used for community park land.

Phase Two Park and Open Space Area	
Item	Acres
<b>Beginning of Phase Two Park and Open Space Area</b>	
Parkland acres at beginning of this phase	83.37
<b>Phase Two Park Land Area Actions</b>	
Develop North Area Park (SW 42nd Terr. & SW 62nd Ct.)	0.15
Acquire Hardee Drive Area Park Annex	0.25
Ludlam Trail section	2.99
<b>End of Phase Two Park and Open Space Area</b>	
Park land acres added in this phase	3.39
Park land acres at end of this phase	86.76
Park land acres level-of-service ratio at end of this phase	5.60 acres / 1,000 persons

**Table 7.3** Phase Two Park and Open Space Area Actions



**Figure 7.4** North Area Park

The proposed blueways add a significant amount of acreage to the existing parks system while also diversifying the type of recreation in the City. The Northern and Snapper Creek Blueways are proposed to be accessed from existing parks, and would enable people to utilize the canal system beyond the parks' vicinity.

In response to public feedback, significant improvements will take place at South Miami Park in this phase. Notably, new access points will be included to address the limited access towards the west side of the park. The new access points include a pedestrian and vehicular entrance on the northwest corner of the park, and a pedestrian access point on the southern edge of the park.

As mentioned earlier, there are several sites currently maintained by the City's Public Works Department which have been identified for potential designation as Pocket Parks. The pocket parks to be designated in this phase are as follows:

Pocket Park 1 - SW 63rd Ave. & SW 50th St. - open area between single family homes

Pocket Park 2 - SW 57th Ct. between 78th St. and 80th St. - east side of Right of Way open area with existing park bench and landscaping.

In addition, bicycle and pedestrian enhancements will be made per the SMITP. Phase Two improvements will be SW 56th Street / Miller Drive, SW 64th Street / Hardee Drive, SW 72nd Street / Sunset Drive, SW 62nd Avenue, and SW 57th Avenue / Red Road. Phase Three improvements will consist of SW 40th Street / Bird Road, SW 48th Street, SW 80th Street, and SW 67th Avenue / Ludlam Road.

# IMPROVEMENTS AND NEW FACILITIES

Phase Two (2018-2020) Capital Outlay Costs					
Park	Item	Unit	Quantity	Item Price	Total
<b>LAND TRANSACTIONS</b>					
Hardee Drive Area Park	Acquisition*	Acres	0.25	\$1,200,000.00	\$300,000.00
<b>CAPITAL IMPROVEMENTS</b>					
North Area Park		Site improvements	1	\$150,000.00	\$150,000.00
Hardee Drive Area Park		Site improvements	1	\$200,000.00	\$200,000.00
South Miami Park	Remaining 5.40 acres after land sale	Demo and Site improvements	1	\$1,200,000.00	\$1,200,000.00
SW 62nd Place Canal Bridge	Blueway connection enhancement	Road removal	1	\$350,000.00	\$350,000.00
SW 63rd Court Canal Bridge	Blueway connection enhancement	Road removal	1	\$350,000.00	\$350,000.00
Pocket Park 1	SW 63rd Ave. & SW 50th St.	Site improvements	1	\$50,000.00	\$50,000.00
Pocket Park 2	SW 57th Ct. between SW 80th St. & SW 78th St.	Site improvements	1	\$50,000.00	\$50,000.00
<b>NEW FACILITIES</b>					
All-America Park	Furniture	Benches, trash bins	2	\$2,500.00	\$5,000.00
* pending public input	Natural Play Elements	Standard (ages 5-12)	1	\$25,000.00	\$25,000.00
Brewer Park	Boat launch (non-motorized)	Lanes	1	\$30,000.00	\$30,000.00
	PIP Rubber Play Surface	SF	1,600	\$15.00	\$24,000.00
	Parking (near boat launch)	Stalls	5	\$4,000.00	\$20,000.00
	Pier / fence renovation	LF	300	\$200.00	\$60,000.00
	Racquetball court removal	SF	3,100	\$8.50	\$26,350.00
	Picnicking / grilling	Picnic area with grill (3 tables)	1	\$6,000.00	\$6,000.00
	Paved path (ADA)	SF	2,000	\$10.00	\$20,000.00
	Playground Shade Structure	4-Post shade structure	1	\$40,000.00	\$40,000.00
Dante Fascell Park	Tennis expansion	Clay court	2	\$100,000.00	\$200,000.00
	Tennis court lighting	Lighting system per court	8	\$25,000.00	\$200,000.00
	PIP Rubber Play Structure	SF	4,500	\$15.00	\$67,500.00
	Restrooms / pro shop	SF	3,200	\$200.00	\$640,000.00
	Boat launch (non-motorized) w/ grading	Lanes	1	\$100,000.00	\$100,000.00
	Picnicking / grilling	Picnic area with grill (3 tables)	2	\$6,000.00	\$12,000.00
	Ficus Tree removal	Lump sum	1	\$25,000.00	\$25,000.00
	Paved path (ADA)	SF	5,000	\$10.00	\$50,000.00

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	Refurbish rubberized walking/jogging trail	Refurbishing	1	\$40,000.00	\$40,000.00
Dison Park	Picnicking	Picnic area (3 tables)	1	\$5,000.00	\$5,000.00
*pending public input	Tree canopy	Trees	10	\$400.00	\$4,000.00
	Swing set	Standard	1	\$10,000.00	\$10,000.00
Fuchs Park	Boardwalk	LF	700	\$200.00	\$140,000.00
*pending public input	Picnic pavilion	15x25' pavilion	1	\$30,000.00	\$30,000.00
	PIP Rubber Play Surface	SF	2,000	\$15.00	\$30,000.00
	Picnicking / grilling	Picnic area with grill (3 tables)	3	\$6,000.00	\$18,000.00
	Signage	Entry sign	2	\$5,000.00	\$10,000.00
	Furniture along boardwalk/path	Benches, trash bins	3	\$2,500.00	\$7,500.00
	12 High Definition Security Cameras	Installation	1	\$25,000.00	\$25,000.00
Hardee Drive Area Park	Playground	Standard (ages 5-12)	1	\$95,000.00	\$95,000.00
	Picnicking	Picnic area (3 tables)	1	\$5,000.00	\$5,000.00
	Basketball Court	Half Court	1	\$10,000.00	\$10,000.00
J.R.E. Lee Administration Office	Basketball court	Renovation	3	\$20,000.00	\$60,000.00
	Parking relocation	Stalls	30	\$4,000.00	\$120,000.00
Marshall Williamson Park	Outdoor fitness zone	Fitness equipment	1	\$50,000.00	\$50,000.00
	PIP Rubber Play Surface	SF	3,300	\$15.00	\$49,500.00
Murray Park	Picnicking	Picnic area (3 tables)	1	\$5,000.00	\$5,000.00
	PIP Rubber Play Surface	SF	2,300	\$15.00	\$34,500.00
North Area Park	Furniture	Benches / trash bins	1	\$2,500.00	\$2,500.00
Palmer Park	Tree canopy	Trees	40	\$400.00	\$16,000.00
	PIP Rubber Play Surface	SF	1,600	\$15.00	\$24,000.00
	Bike racks	Rack	5	\$500.00	\$2,500.00
	Playground	Standard (ages 5-12)	1	\$95,000.00	\$95,000.00
South Miami Park	Restrooms/maintenance Building	SF	3,200	\$200.00	\$640,000.00
	PIP Rubber Play Surface	SF	4,500	\$15.00	\$67,500.00
	Picnic Pavillion	25x25'	3	\$37,000.00	\$111,000.00
	Picnicking	Picnic area (3 tables)	2	\$5,000.00	\$10,000.00
	Furniture	Benches and trash bins	4	\$2,500.00	\$10,000.00
	Playground	Standard (ages 5-12)	1	\$95,000.00	\$95,000.00
	Removal of YMCA liability structures	LS	1	\$50,000.00	\$50,000.00
	Paved perimeter path	SF	24,000	\$10.00	\$240,000.00
	New pedestrian access	SW 59th Ave.	1	\$10,000.00	\$10,000.00

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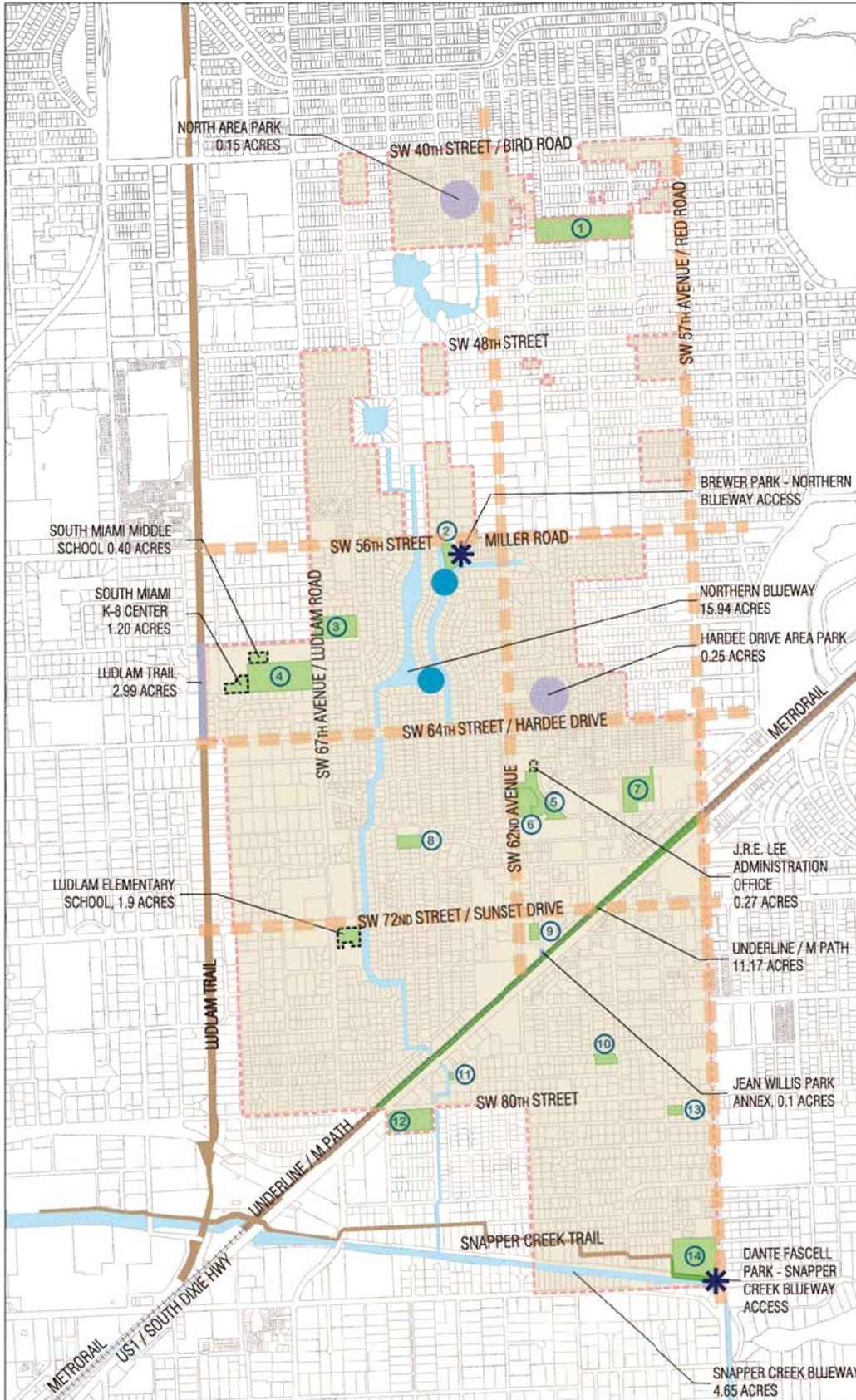
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	New pedestrian/Vehicular Access	SW 60th Court	1	\$25,000.00	\$25,000.00
All city-wide parks	Picnic tables	6' rectangular tables	25	\$500.00	\$12,500.00
	Trash receptacles	32 gallon receptacles	25	\$350.00	\$8,750.00
	Benches	Standard	25	\$1,000.00	\$25,000.00
	Recycling bins	32 gallon receptacles	25	\$350.00	\$8,750.00
	Tree canopy	Shade trees	1	\$100,000.00	\$100,000.00
	Entry Sign (all sites, except Dante Fascell (receives sign in Phase One))	Sign	13	\$5,000.00	\$65,000.00
				TOTAL:	\$6,599,850.00
				Contingency (15%)	\$989,977.50
				SUBTOTAL:	\$7,589,827.50
				Capital Improvements and New Facilities Soft Costs (15%):	\$1,138,474.13
				<b>GRAND TOTAL:</b>	<b>\$8,728,301.63</b>

**Table 7.4** Phase Two (2018-2020) Capital Outlay Costs

\* Estimated Cost

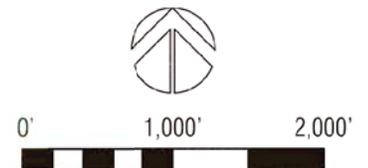
# Master Plan: Phase Two (2018-2020)



- PHASE TWO IMPROVEMENTS:**
- PROPOSED PARK SITES
  - PROPOSED PEDESTRIAN / BICYCLE ENHANCEMENTS
  - ✱ PROPOSED BLUEWAY ACCESS
  - PROPOSED BLUEWAY CONNECTION ENHANCEMENT

- EXISTING PARKS:**
- 1 SOUTH MIAMI PARK
  - 2 BREWER PARK
  - 3 GIRL SCOUT LITTLE HOUSE RESERVE
  - 4 PALMER PARK
  - 5 MARSHALL WILLIAMSON PARK
  - 6 SOUTH MIAMI SENIOR CENTER
  - 7 MURRAY PARK
  - 8 ALL AMERICA PARK
  - 9 JEAN WILLIS PARK
  - 10 VAN SMITH PARK
  - 11 DOG PARK
  - 12 FUCHS PARK
  - 13 D'ISON PARK
  - 14 DANTE FASCELL PARK

- LEGEND:**
- CITY LIMITS
  - EXISTING PARKS
  - FUTURE TRAILS BY OTHERS
  - EXISTING SCHOOL OPEN SPACE LEASES
  - POTENTIAL TRAIL PARKLAND



June 2017



Figure 7.6 Master Plan: Phase Two (2018-2020)

# Phase Three: 2021-2025

## LAND AREA

With a projected population of 17,084, this phase requires 68 acres of park land to meet the park land level-of-service ratio requirement. By the beginning of this phase, it is anticipated that the City will have 87 acres of park land, creating a 19-acre surplus. Modifications to park land area in this phase include the following actions:

The additional parks listed above for this phase are intended to provide park coverage where there previously was none. Development of the Snapper Creek Trail is mainly intended to diversify the type of recreation in the City by adding a multi-use trail that is already an existing opportunity, and is gaining traction for development.

The addition of the Central Blueway (see Figure 7.7) completes access to the majority of the canal acreage within the City. This access also helps distribute water recreation throughout different areas of the City.

Phase Three Park and Open Space Area	
Item	Acres
<b>Beginning of Phase Three Park and Open Space Area</b>	
Parkland acres at beginning of this phase	86.76
<b>Phase Three Park and Open Space Area Actions</b>	
Acquire West Park	0.25
Acquire East Park	0.25
Acquire Miller Drive Park	0.25
Use Agreement with SFWMD for Development of Snapper Creek Trail	1.28
Develop Central Blueway Boat Launch	0.12
Designate Central Blueway as open space	4.53
<b>End of Phase Three Park and Open Space Area</b>	
Park land acres added in this phase	6.68
Park land acres at end of this phase	93.44
Park land acres level-of-service ratio at end of this phase	5.49 acres / 1,000 persons

**Table 7.5** Phase Three Park and Open Space Area



**Figure 7.7** Central Blueway Boat Launch

If the Master Plan's recommendations are followed, by 2025 the City should have a total of 94 acres of park land, providing 25 acres above the Comprehensive Plan requirement for park land acreage. The City also exceeds the park land level-of-service ratio of 4 acres per 1,000 persons by providing 5.49 acres per 1,000 persons.

As mentioned earlier, there are several sites currently maintained by the City's Public Works Department which have been identified for potential designation as Pocket Parks. The pocket parks to be designated in this phase are as follows:

Pocket Park 3 - Twin Lakes Dr. & SW 57th St. - cul-de-sac open area

Pocket Park 4 - SW 62nd Ct. & 42nd Terr. - triangular open area within Right of Way

Pocket Park 5 - SW 60th Ave. between SW 84th St. and 85th St. - open area between single family homes (not maintained by Public Works)

# IMPROVEMENTS AND NEW FACILITIES

## Phase Three (2020-2025) Capital Outlay Costs

Park	Item	Unit	Quantity	Item Price	Total
<b>LAND TRANSACTIONS</b>					
Miller Drive Area Park	Acquisition*	Acres	0.25	\$1,200,000.00	\$300,000.00
East Area Park	Acquisition*	Acres	0.25	\$1,200,000.00	\$300,000.00
West Area Park	Acquisition*	Acres	0.25	\$1,200,000.00	\$300,000.00
<b>CAPITAL IMPROVEMENTS</b>					
Miller Drive Area Park		Site improvements	1	\$200,000.00	\$200,000.00
East Area Park		Site improvements	1	\$200,000.00	\$200,000.00
West Area Park		Site improvements	1	\$200,000.00	\$200,000.00
Pocket Park 3	Twin Lakes Dr. & SW 57th St.	Site improvements	1	\$50,000.00	\$50,000.00
Pocket Park 4	SW 62nd Ct. & 42nd Terr.	Site improvements	1	\$50,000.00	\$50,000.00
Pocket Park 5	SW 60th Ave. between SW 84th St. & SW 85th St.	Site improvements	1	\$50,000.00	\$50,000.00
<b>NEW FACILITIES</b>					
Brewer Park	Restrooms	SF	1,500	\$200.00	\$300,000.00
Dante Fascell Park	Picnic pavilion replacement / addition	15x25' pavilion	3	\$40,000.00	\$120,000.00
East Area Park	Playground	Standard (ages 5-12)	1	\$95,000.00	\$95,000.00
	Picnicking / grilling	Picnic area with grill (3 tables)	1	\$6,000.00	\$6,000.00
Gibson Bethel Community Center	A/C Upgrade	Upgrade	1	\$50,000.00	\$50,000.00
Jean Willis Park	Picnic pavillion	15'x15'	2	\$15,000.00	\$30,000.00
	Benches	Standard	2	\$1,000.00	\$2,000.00
	Trash receptacles	32-gallon receptacles	2	\$350.00	\$700.00
	Bike Racks	Rack	2	\$500.00	\$1,000.00
Marshall Williamson Park	Picnicking	Picnic area (3 tables)	2	\$5,000.00	\$10,000.00
Miller Drive Area Park	Picnicking / grilling	Picnic area with grill (3 tables)	1	\$6,000.00	\$6,000.00
	Playground	Tot lot (ages 2-5)	1	\$32,000.00	\$32,000.00
Murray Park	Furniture	Benches, trash bins	2	\$2,500.00	\$5,000.00
Murray Park Aquatic Center	Tree canopy	Trees	5	\$400.00	\$2,000.00
West Area Park	Playground	Standard (ages 5-12)	1	\$95,000.00	\$95,000.00
	Playground	Tot lot (ages 2-5)	1	\$32,000.00	\$32,000.00
	Picnicking / grilling	Picnic area with grill (3 tables)	1	\$6,000.00	\$6,000.00
Snapper Creek Trail	Multi-use trail	Miles	0.20	\$500,000.00	\$100,000.00
South Miami Park	Picnic Pavilion	25'x25'	2	\$50,000.00	\$100,000.00
	Multipurpose field	Field and drainage	3	\$300,000.00	\$900,000.00
	Tree canopy	Trees for spectator and picnic areas	100	\$400.00	\$40,000.00

Table 7.6 continued on next page

*Table 7.6, continued*

	Playground	Tot lot (ages 2-5)	1	\$32,000.00	\$32,000.00
	Volleyball Court	Court	1	\$25,000.00	\$25,000.00
All city-wide parks	Tree canopy	Shade trees	1	\$100,000.00	\$100,000.00
				TOTAL:	\$3,739,700.00
				Contingency (15%)	\$560,955.00
				SUBTOTAL:	\$4,300,655.00
				Capital Improvements and New Facilities Soft Costs (15%):	\$645,098.25
				<b>GRAND TOTAL:</b>	<b>\$4,945,753.25</b>

**Table 7.6** Phase Three (2021-2025) Capital Outlay Costs  
**\* Estimated Cost**

# Master Plan: Phase Three (2021-2025)



## PHASE THREE IMPROVEMENTS:

- PROPOSED PARK SITES
- PROPOSED PEDESTRIAN / BICYCLE ENHANCEMENTS
- ✱ PROPOSED BLUEWAY ACCESS

## EXISTING PARKS:

- ① SOUTH MIAMI PARK
- ② BREWER PARK
- ③ GIRL SCOUT LITTLE HOUSE RESERVE
- ④ PALMER PARK
- ⑤ MARSHALL WILLIAMSON PARK
- ⑥ SOUTH MIAMI SENIOR CENTER
- ⑦ MURRAY PARK
- ⑧ ALL AMERICA PARK
- ⑨ JEAN WILLIS PARK
- ⑩ VAN SMITH PARK
- ⑪ DOG PARK
- ⑫ FUCHS PARK
- ⑬ DISON PARK
- ⑭ DANTE FASCELL PARK

## LEGEND:

- CITY LIMITS
- EXISTING PARKS
- FUTURE TRAILS BY OTHERS
- EXISTING SCHOOL OPEN SPACE LEASES
- EXISTING PEDESTRIAN / BICYCLE ENHANCEMENTS
- ✱ EXISTING BLUEWAY ACCESS
- EXISTING BLUEWAY CONNECTION ENHANCEMENT



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Figure 7.8 Master Plan: Phase Three (2021-2025)

## Funding Options

This Plan approaches all new park land being attained or reclaimed to provide a conservative approach to the development of the Implementation budgets. The Plan does not consider the opportunities of lower cost acquisition alternatives such as, land dedication and/or developer park contributions in the anticipated costs. The City should pursue these alternatives as development is continuing within South Miami.

With approximately \$20 million of Parks and Recreation capital improvements and land acquisition/development anticipated in this Master Plan, the City may want to utilize this Plan as the initial basis for a Parks and Recreation Bond issue. Recently, residents of other local municipalities have approved referendums on Parks Bond issues. These municipal Parks Bond approvals include the 2014 City of Sunrise Parks Bond referendum (\$65 million), and the 2014 City of Hallandale Beach Parks referendum (\$58 million). As recreation becomes an ever more important element for the City's existing residents and instrumental to further development, the potential for a Parks Bond issue should be considered.

## Maintenance

Implementation of the proposed improvements creates a foundation for the plan, however, the long-term success depends on focused maintenance efforts. These maintenance efforts will help ensure the long term sustainability, quality, and aesthetic of the City's recreational facilities. In order to achieve this, required maintenance operations and evaluations should be performed. In order to assist the City with carrying out these evaluations, the maintenance evaluation matrix shown in Appendix E shall be utilized in these efforts.

Use of the maintenance checklist should alleviate the maintenance issues at Fuchs Park, Van Smith Park, and South Miami Park frequently mentioned by residents.

## Implement Community Outreach Program

Both the City and its residents have expressed concern over a lack of resident awareness of the City's parks and recreation facilities, programs, and services. To address this concern, the City should develop and implement a formal community outreach program to promote the City's parks and recreational resources. Outreach can be accomplished using a variety of methods to connect with different populations in the City. Examples include guerilla marketing, cross-promotion of programs and services, promotion through local businesses, and social media outreach.

## Subsequent Phases

### FLEXIBILITY

This Plan provides a roadmap for understanding the City's recreation and open space needs over the next ten years, and a corresponding scenario for filling those needs. The ultimate implementation of this Plan will undoubtedly include alternative solutions which may work as well and that better match changing conditions over time. Regardless, recreational needs of the residents remain the objective to be met and this Plan provides the information necessary to explore alternative pathways toward fulfilling those needs. The idea here is to use this document as a guide, rather than mandate.

It is also possible that some of the approaches suggested here may not be achievable when tested: Leases may not be granted; land reclamation may be too difficult to permit; and new land exactly where needed, may not be available. If these specific opportunities do not materialize, the City can move on in other directions, using goals provided in this Plan as a guide.

## PUBLIC INPUT DURING THE PLANNING PROCESS

As part of the planning process for reassessing the subsequent phases of this Plan, the City should once again seek input from the public. To improve the quality of the feedback, the City should utilize the community outreach program to notify and communicate with residents for all future phases. Communications used during the planning process should use the variety of outreach methods used in the community outreach program to ensure the feedback captures the various perspectives of the City's residents.

## REASSESSMENT

This Plan has as its foundation what is known about the City and its recreation needs at the present time. Since conditions, needs, and funding resources all change over time, this Plan will also change. The City should do a formal review of the Plan, at least every five (5) years, and an interim review every two (2) years, as well as make whatever modifications or updates that are necessary at those times. However, the structure of the plan should remain intact since it is based on sound planning principles and the physical and social conditions unique to South Miami.

## PLAN MODIFICATIONS

As the Plan may evolve over time, care should be taken to ensure that modifications represent the interests of the public which were engaged in its development, and that professional resources are reapplied to test the advisability of amendment. Most importantly, the elected officials or their successors who commissioned the study should be engaged to reassess the "fit" proposed changes would have on the community being served at the time.