

Memorandum



Date: December 5, 2013

To: Honorable Chairwoman Rebeca Sosa
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Report to the Board, Identifying Guidelines and Criteria for Converting Vacant or Surplus County Land into Community Parks – Directive 130487, 122360

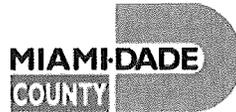
At the May 7, 2013 Board of County Commissioners meeting, the Board approved Resolution No. R-371-13, directing the Mayor or Mayor's designee to prepare a report identifying guidelines and criteria for converting vacant or surplus County land into community parks. The attached report will:

1. Identify guidelines and criteria for converting vacant or surplus County land into community parks.
2. Identify procedures targeting vacant land for the conversion into community parks.
3. Identify the process to define appropriate revenue sources for the construction and maintenance of community parks.

If additional information is needed, please contact Jack Kardys, Director, Miami-Dade County Parks, Recreation and Open Spaces Department at (305) 755-7903.

Attachment

c: Ed Marquez, Deputy Mayor
Lisa M. Martinez, Senior Advisor, Office of the Mayor
Jack Kardys, Director, Parks, Recreation and Open Spaces Department
Lester Sola, Director, Internal Services Department



**Parks, Recreation and Open Spaces Department
response to**

RESOLUTION NO. R-371-13

RESOLUTION DIRECTING THE MAYOR OR MAYOR'S
DESIGNEE TO PREPARE A REPORT IDENTIFYING
GUIDELINES AND CRITERIA FOR CONVERTING VACANT
OR SURPLUS COUNTY LAND INTO COMMUNITY PARKS
AND PROVIDE THE REPORT TO THE BOARD OF COUNTY
COMMISSIONERS WITHIN NINETY DAYS

December 2013

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1. Directive and Introduction

This report is in response to a directive from the Land Use and Development Committee, Legistar No.:130487, sponsored by Commissioner Rebeca Sosa (District 6). On May 7, 2013, the Board of County Commissioners approved Resolution R-371-13:

RESOLUTION DIRECTING THE MAYOR OR MAYOR'S DESIGNEE TO PREPARE A REPORT IDENTIFYING GUIDELINES AND CRITERIA FOR CONVERTING VACANT OR SURPLUS COUNTY LAND INTO COMMUNITY PARKS AND PROVIDE THE REPORT TO THE BOARD OF COUNTY COMMISSIONERS WITHIN NINETY DAYS

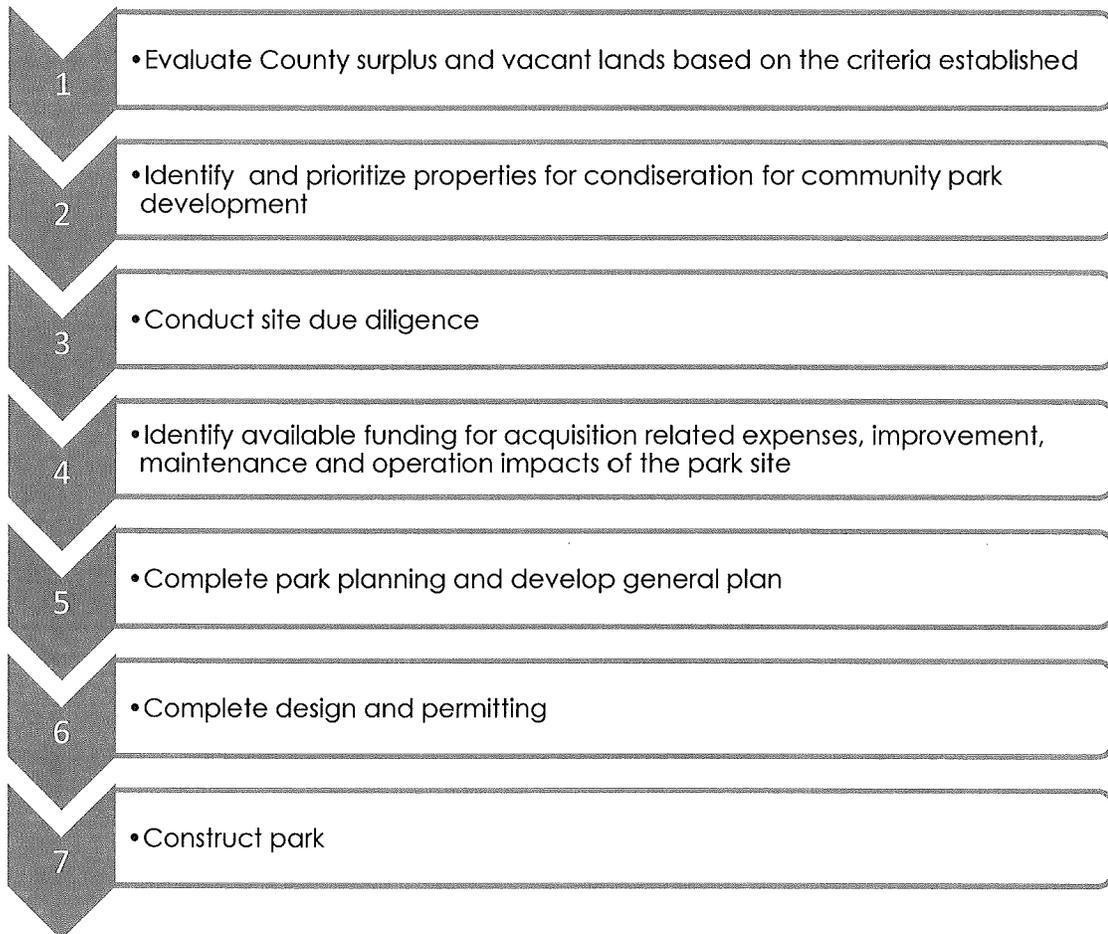
The Miami-Dade County Comprehensive Development Master Plan (CDMP) Recreation and Open Space Element (ROSE) establishes the County's responsibility to provide parks and open space. Specifically, ROS-1B states that "Local recreation open spaces serve the close-to-home recreation and open space needs of unincorporated residential areas. In unincorporated areas, local recreation open spaces shall consist of County-provided mini parks, neighborhood parks, community parks, single purpose parks and countywide parks used as local recreation open spaces and similarly designated in the facility inventory maintained by the Parks, Recreation and Open Spaces Department."

In order to develop County-owned surplus and vacant lands as community parks, and meet the requirements of Resolution R-371-13, the Department has developed guidelines and criteria. For the purposes of this report, guidelines are defined as the process the Department would go through to convert surplus and vacant County land to community parks. Criteria are defined as the means to evaluate properties for suitability of development into community parks.

2. Guidelines for Converting Vacant or Surplus County Land into Community Parks

The guidelines below were established in response to Resolution R-371-13 and outline the process for converting vacant or surplus County land into community parks.

GUIDELINES



3. Criteria for evaluating County vacant and surplus lands

Criteria provide a means for evaluating properties for potential park development. The criteria include key elements that identify properties suitable for park development. These are based on attributes such as size, location, accessibility, environmental conditions. Budgetary considerations are also included as a criterion for park development.

Criteria

Size

- Is the property a sufficient size (acreage) for a community park?
- Is the configuration of the property suitable for park development?
- Is the property vacant?

Location

- Is the property located in UMSA?
- Is the property located in a gap in park service?
- Is the property proximate to schools, greenway trails, and other civic spaces?

Accessibility

- Is the property bounded by streets?
- Is the property accessible by road, pedestrian and bicycles?
- Is the site served by public transit?

Environmental

- Are there wetlands, pinelands or Natural Forest Community on site?
- Are there any contamination issues on site (current or historic)?
- Is the site located in a Well field area?

Budgetary

- Acquisition costs
- Operating & Maintenance expenses
- Development/Improvement expenses
- The Department will seek funding through sources including but not limited to:
 - Impact Fees, GOB, Grants, General Fund, and QNIP (future series)
 - Public/Private Partnerships, Private Sector donations, Land Swaps or Exchanges, Partnerships with other agencies

4. Summary

Per Resolution R-371-13, the Parks, Recreation and Open Spaces Department have established guidelines and criteria for converting County-owned vacant and surplus lands to community parks.

These guidelines and criteria serve as a means of evaluating County owned surplus and vacant properties for suitability of conversion into community parks. The Department will utilize these guidelines and criteria in the review of County surplus and vacant lands which are circulated for Department consideration by the Internal Services Department.