

WEST KENDALL DISTRICT PARK
MANAGEMENT PLAN



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Prepared For
Florida Communities Trust (FCT)

By
Miami-Dade County Park and Recreation Department

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WEST KENDALL DISTRICT PARK

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MANAGEMENT PLAN

WEST KENDALL DISTRICT PARK



I. INTRODUCTION

A. Project Name

West Kendall District Park Addition
FCT Project #

Location

West Kendall District Park is located in southwest Miami-Dade County, within the rapidly developing West Kendall area, at the theoretic corner of SW 120 Street and SW 157 Avenue (**see Exhibit 1**).

At this time the property can only be accessed by driving west on SW 152 Street, then traveling north on SW 157 Avenue until this avenue terminates at an abandoned railroad track. A road used by local farmers begins on the northern side of the railroad tracks. This road is adjacent to the Black Creek Canal and provides access at the southeast most portion of the property. The property can also be accessed from the northwest (SW 177 Avenue of Krome Avenue) on a farm road that is adjacent to the Black Creek Canal.

As part of the purchase contract, the County, specifically the Public Works Department, is required to extend SW 120 Street by 1,111 linear feet to the Black Creek Canal. The Park and Recreation Department is responsible for the construction of a bridge across the Black Creek Canal at SW 120 Street that will provide vehicular and pedestrian access into the park. The extension of SW 120 Street as well as the bridge over Black Creek Canal is scheduled to be completed during the summer of 2005.

The project site is located within Section 8, Township 55 South, and Range 39 East, and within the proposed West Kendall District Park. It is comprised of 12 linear (north to south) park acres located along the western boundary of the original 152 park acres (**see Exhibit 2**).

Background

Much of the West Kendall area has been agricultural farmland for more than 30 years. There are a limited number of acres still used for agricultural production. Due to its location within Miami-Dade County and the demand for additional homes to accommodate an increasing population, the agricultural lands in this area have converted, and continue to convert, into residential and commercial developments. However, the acquisition of open space and park acreage has not adequately kept pace with the increasing development

and population growth of the area. Thus, there is an imbalance in the ratio of developable land to recreation land and open space.

Realizing that the West Kendall and West Miami-Dade County area is in dire need of useable open space and public parks, the Miami-Dade Park and Recreation Department, in the year 2000, began negotiations to purchase 164 acres of agricultural lands with Safe Neighborhood Park Bond funds and development impact fees with the intention of developing a large district park for the West Kendall area (**see Exhibit 3**). In 2000, only 152 of the 164 acres were purchased and negotiations continued for the remaining 12 acres.

In 2002, the Miami-Dade County Park and Recreation Department concluded negotiations to purchase the remaining 12 acres adjacent to the 152 acres purchased in 2000. It was the intention of the Department that the additional park space would be devoted to passive recreation opportunities and provide a buffer to possible future residential development. The Department purchased the 12-acre parcel with a combination of Safe Neighborhood Park Bond funds, development impact fees, general revenue funds, and a Florida Forever grant award from the Florida Communities Trust.

The Department will attempt to identify future funding to purchase additional land immediately west of the park and **Project Site** in an attempt to increase the amount of recreational open space as residential density increases in the West Kendall Area. (**see Exhibit 4**).

West Kendall District Park is classified as a District Park and is expected to serve all neighborhoods within a five mile radius. The population currently totals 305,534 residents and is expected to continue its rapid growth over the next few years. West Kendall District Park will be operated by the Miami-Dade County Park and Recreation Department.

II. PURPOSE FOR ACQUISITION *(Focus more on addition by making to make it clear that the FCT agreement is for the 2.75 acres only)*

The foremost purpose of this project is to provide open space for recreational activities that will offset a growing deficit of parkland in a rapidly developing area of unincorporated Miami-Dade County. The **Project Site** will primarily be acquired to provide passive recreation activities and extend the West Kendall District Park to SW 167th Avenue and the Urban Development Boundary Limits. Additional park acreage enhances the quality of life for the immediate West Kendall area, for residents within the five-mile service area radius of this district park, and all County residents.

Miami Dade County Park and Recreation Department's Level of Service policy is to provide 2.75-acres of parkland for every 1000 residents. West Kendall District Park is 164 acres and is categorized as a district park. It is intended to serve residents and visitors alike within a 5-mile radius service area. District Parks are typically over 200 acres and serve major portions of the County. The emphasis of District Parks is on intensive recreational facilities, activities and programming. This includes the development of larger recreation centers, multiple ballfields, sport courts, and competitive aquatic facilities. They are also designed to accommodate more events and services and better recreational programming. Although primarily active and user oriented, District Parks also include some resource-based opportunities for activities such as picnicking, fishing, cycling and walking. Mostly passive recreational activities will occur on the project site.

The population currently totals 305,534 residents and is expected to continue its rapid growth. The Park and Recreation Department had been trying to acquire land in the area for several years since there had been a 130-acre deficiency of local open recreational space in West Kendall. The purchase of additional acreage helped achieve the mandated park level of service for the projected population increase.

West Kendall District Park is designed to provide both active and passive recreation opportunities for the region. Prior to the agricultural operations that currently take place on the property, the site was undeveloped freshwater wetland prairie. It is the intention of the Department to re-introduce a freshwater lake, complete with a wet prairie habitat along the fringe, and riparian communities along the banks of Black Creek Canal. Through the enhancement of the park site and lake, additional recreational activities, such as walking, cycling, hiking and wildlife observation may occur in the proposed conservation areas.

The acquisition of the site will assist Miami-Dade County in implementing a number of goals, objectives, and policies, adopted in its Comprehensive Development Master Plan (CDMP), which is briefly described below.

1. Recreation and Open Space Element, Objective 2 Policy 2A provides Level of Service (LOS) standards for local recreation open space.
 - a. 2.75 acres of local recreational open space per 1,000 permanent residents shall be provided
 - b. a County provided or an annexed or incorporated, local recreation open space of 5 acres or larger must exist within a 3 ½ mile distance from the residential development.

The proposed acquisition provides additional acreage for outdoor recreational facilities that supplement the LOS provided within the Park Benefit District (PBD) as identified in the CDMP, Recreational and Open Space Element.

2. The project will maintain the capital planning program that improves and expands the park and recreation system through acquisition of land, the restoration of natural areas and the development of new park and recreation open space facilities as stated in Objective 5 Policy 5A.

Leases

(Find out current status of lease - when will we terminate lease?)

Although Miami-Dade County owns the West Kendall District Park property, the Department has allowed the majority of the property to be leased for agricultural operations over the last few years and will continue that policy until it is determined that funding has been identified for park development to begin. The two agricultural leases remain intact and are ongoing. The Department does however hold the option for the renewal on the annual lease agreements and can execute at its discretion a 120-day notice of termination.

Revenue Generating Activities

The County will provide at least 60 days prior written notice and information regarding any lease of any interest, the operation of any concession, sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public to the FCT.

Fees may be collected for activities and programs such as tuition for camps, use of the community/recreation center, all sport complexes, the aquatic facility, and picnic shelters. Parking fees many apply during special events and peak visitation times to encourage that park visitors arrive to the site via

public transportation, bicycle or by foot. Access to natural areas, tot lot and open fields will be free to the public. A fee schedule will be developed that is comparable to other public facilities. The fees apply to west Kendall District Park in its entirety. There will not be a fee to use the actual project site unless a programmed activity takes place.

Management Objectives:

The management objective of this project site is to maintain and manage open space for recreational use. The project site will be managed to provide access and allow for appropriate resource based recreational activities. It will be managed in a manner that will promote bicycle and pedestrian access and connectivity from the surrounding neighborhoods and to the South Dade Greenway Network. The Department's Eco-tourism staff will also provide programs related to the ecology, hikes to nearby natural areas and canoes using the lake and nearby canal system.

The key management objectives for the West Kendall District Park include:

1. To promote public out door recreation and open space.
2. Provide buffer of native plan material for the western edge of West Kendal District Park and to extend the park to the Urban Development Boundary (UDB).
3. To provide a conducive environment that promotes the reestablishment of natural and native animal species where possible and appropriate.

III. NATURAL RESOURCES

Natural Communities

The project site, as well as the entire park, is believed to have once contained wet prairie, pine rockland and hammock prior to large scale drainage operations in South Florida. The Boystown Pineland, a 78-acre Miami-Dade County Environmentally Endangered Lands preserve, located nearby at the corner of SW 120 Street and SW 142 Avenue, is a prime example of what vegetation the area may have once contained. The Boystown site is primarily covered by pine rockland forest which is considered a globally imperiled plant community by the Florida Natural Areas Inventory (FNAI). These vegetative communities are protected by active resource management practices conducted by the Department's Natural Areas Management Division (NAM).

The West Kendall District Park property has been used as agricultural land for more than thirty years and no longer contains remnants of wet prairie or pine rockland. It is the intention of the Department to plant within the project site native plant species to suggest a remnant of a natural community that was once the dominate in the historic landscape. **(see Exhibit 5)**.

It is the intention of the Department that once the native vegetation has been established to the aforementioned areas that an inventory be maintained and a control program established to monitor invasive vegetation and nuisance plant species.

Listed Animal Species

Not applicable

Soils

The project site historically consisted mainly of outcrops of Miami oolitic limestone and Biscayne and Chekika soils; however, the native soils have been severely altered and removed by years of agricultural activities. Biscayne soils are poorly drained or very poorly drained. Typically , the surface layer is about 5 inches of gray marl that has a texture of silt loam. Below that is gray and light gray marl. Hard, porous limestone is at a depth of about 15 inches. Chekika soils are somewhat poorly drained. Typically, the surface layer is dark ayish brown very gravelly loam about 5 inches thick. Below that is a hard, porous limestone bedrock. This soil is in transitional areas between the Miami River and the Everglades.

Biscayne soils supported sawgrass, cattails, sedges, scattered saw palmetto and willows. The Chekika soils supported sawgrass, gulf muhly, sedges, scattered south Florida slash pine and saw palmetto.

Slopes are smooth and range from 0 to 2 percent. The water table in areas of the Chekika soil is within the limestone bedrock and at a depth of 12 to 36 inches in most years. This soil is severely limited as a site for urban uses because of the depth to bedrock and the wetness. Water control measures are needed to prevent excessive standing water. Mounding may be needed on sites for fields and buildings.

Surface and Groundwater

Surface water is not applicable to this project site. The project site is located above the Biscayne Aquifer, which is within a few feet of the ground elevation. The closest surface water at this time is the Black Creek Canal, which abuts the site. The general plan proposes the excavation of a lake during the early phases of park development.

Wellfield Protection

The northern portion of the subject property is located within the West Wellfield interim protection area (**see Exhibit 6**). The West Wellfield is located between SW 72 Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a Wellfield protection ordinance for this Wellfield. This ordinance provides for stringent Wellfield protection measures that restrict development within the Wellfield protection area.

IV. SITE USE

Existing:

Although the Miami-Dade County Park and Recreation Department owns the West Kendall District Park property, there are agricultural operations that continue on a portion of the existing property. The lease agreement shall be terminated upon 120 days notice once site development is scheduled to begin.

Proposed Development

Project Site

The project site, located on the western most property boundary of the park, is planned to include a linear walking pathway and restored natural areas.

Pathways and Reforested Areas

Included on the general plan and within the project site. The general plan includes an 8' wide accessible pathway located through the project site and connecting to internal access routes and facilities within the park. The project site pathway will be nestled within native landscaping and areas. The northwestern most portion of the site, just off of the pathway, will serve as a trailhead and connect to the Black Creek Trail. This trail is a part of the South Dade Greenway Network that follows the Black Creek/ C-1 Canal and abuts the park on its east and north property lines. In addition, the pathway will serve to connect passive areas of the park with more active areas such as fields and courts and will access most parking areas.

Total Park Development

Once fully developed, West Kendall District Park will include a man-made lake, a recreation/community center, field centers, athletic fields and courts, a family aquatic center, dog recreation area, skate park, off-road cycle areas, children's playgrounds and picnic shelters.

Departmental Coordination

West Kendall District Park is adjacent to the northwestern most corner of the Kendall – Tamiami Executive Airport. During the acquisition analysis and the general planning process, planning staff addressed key issues with a number of potentially affected Departments and stakeholders, including:

- **Public Works** – lengthening of SW 120 Street from _____ to _____ Ave, a four lane bridge with bicycle and pedestrian lanes over the C-1 Canal,

set back in relation to SW 120 Street, greenway connections, SW 157 Avenue setback, road dedications, and entrance to the park.

- **Water and Sewer** – availability of water and sewer and how it connect to the park and its master utility plan
- **Planning and Zoning** – future development, urban development boundary line, zoning restrictions, greenways and aviation issues
- **South Florida Water Management District** – access to C-100 canal as part of the greenways and blueway plan. Allowable use of canal right-of way
- **Department of Environmental Resource Management** - Coordination of facilities located within the Wellfield protection area and stormwater management.
- **Aviation**

Being that the park is adjacent to the Kendall-Tamiami Executive Airport, staff found it necessary to determine what, if any, restrictions might influence future development. It was determined that a significant portion of the park lay within what is known as the cone of influence as it relates to the Kendall – Tamiami Executive Airport. Within the cone of influence are several safety zones that have specific limitations and restrictions relating to development. The safety zone most relevant to West Kendall District Park is known as the Outer Safety Zone (**see Exhibit 7**). **The project site is not within this zone.** There are approximately 55 park acres located in the southeastern corner of the property that falls within the Outer Safety Zone. The zone restricts residential uses to a density of less than two dwellings per acre. More importantly though, the safety zone does not permit places of mass assemblage, which according to Miami-Dade zoning code, is a place or facility that accommodates more than 24 persons. Due to the aforementioned development limitations imposed by the safety zone and so as to not lose the significant acreage located within the zone, the Department chose to develop this portion of the park as a passive recreation area that would include an excavated lake.

Access

The location of the property provides ideal vehicular and pedestrian access opportunities. Vehicular access to the park will initially be from SW 120th Street with, a commercial/industrial corridor adjacent to the Kendall-Tamiami Executive Airport. When developed, SW 157 Avenue will also provide vehicular access to the park from both north and south.

Pedestrian access will be from SW 120 Street, SW 157 Avenue and over a pedestrian foot bridge that abuts a local neighborhood open space park to the north of the park.

In addition, access to the park will be provided by cycle trails in excess of ½ mile in length. The site will also include more than 2 miles of paved pathways. The project area will allow full public access to the native prairie, pineland and hammock areas while ensuring their protection.

The project site is also adjacent to the Black Creek Trail, which is part of the South Dade Greenway Network, and is accessible from SW 120th Street (**see Exhibit 8**). The trail runs along the east and north boundary of the park and will connect users to sidewalks, roadways and the future bridge that includes a designated bike lane (SW 120 Street). As a general mission of Park and Recreation Department, future efforts will be made to better coordinate with the appropriate agencies to improve pedestrian connections through walkways and designated bike lanes.

V. RESTORATION

Objective 1: Native Wet Prairie, Pine Rockland and Hammock Restoration

The Department will restore within the project site what was once believed to be a native wet prairie, pine rockland and hammock area as part of the overall natural areas management and preservation effort at West Kendall District Park. These restored natural areas will provide suitable habitats for listed species and act as a buffer for future development.

Bollards may be placed at the entrance of pathways that lead to natural areas within the project area to prevent access by motorized vehicles while allowing passage of pedestrians and bicycles. There will be removable bollards to accommodate maintenance and emergency vehicles. Parking areas will be equipped with wheel stops or curbs when it is necessary for visitor safety and to protect vegetation or facilities. It is anticipated that the site will require additional overflow parking spaces. These spaces will be distributed at various select locations throughout the park and adjacent to large activity areas.

The Park and Recreation Department has on staff registered architects, landscape architects and engineers that will act as project managers for the development of park facilities. The Department also has highly qualified staff assigned to the Natural Areas Management Division that will lead restoration efforts. In addition, the Department will have available a pool of experienced consultant firms for specialized services. From these resources, the Department will assemble a team for the development of the project site.

VI. MONITORING AND REPORTING

Facilities

The condition of those facilities located within the project site will be continuously monitored by the Parks Department Operations Division. Routine repairs and maintenance will be scheduled accordingly to ensure user safety and the extended life of the facilities and amenities. In the event of storms or other destructive occurrences damage assessment reports will be filed immediately to the appropriate County office and repairs will begin in a timely manner.

During the routine maintenance of landscape areas, damage or diseased vegetation and the recognition of invasive plant species will be noted and addressed with appropriate follow-up action.

Natural Areas

Monitoring of the restored biological communities is an important management tool in restoration efforts, and will be a component of the management activities. The project site will be integrated into the Miami-Dade County's vegetation monitoring program established by the Parks Department and the Department of Environmental Resources Management (DERM).

Base line vegetation and soils data will be collected. Photo points will be established in conjunction with monitoring plots. Sampling of monitoring plots will be repeated periodically throughout the restoration process. In addition, natural area in the project site will undergo routinely scheduled maintenance for exotic plant control.

County biologists will monitor the use of the natural areas by birds and other wildlife by surveying the site twice a year. If rookeries are discovered, they will be monitored for nesting and breeding activities. While nesting activities are occurring, signs will be posted restricting access to those specific areas, and pathways may be temporarily closed to reduce disturbance.

Feral Animals

Currently, feral animals do not present a problem at the project site. The Department has a policy in place that it will follow in the event that feral animals become a problem at the project site. The Park and Recreation Department has worked with local Animal Control, the Humane Society and independent agencies to develop and implement removal and adoption programs where appropriate.

VII. SITE PLAN

A conceptual site plan was developed to illustrate the elements for West Kendall District Park as well as the project site. The elements include a man-made lake, recreation/community center, field center buildings, athletic field complexes, game court complexes, a skate area, a dog recreation area, a family aquatic facility, pathways, playgrounds, picnic shelters, interpretative trails, and parking (**Exhibit 9**).

The following are descriptions of the proposed development within West Kendall District Park but not necessarily within the project site.

Man-Made Lake

Included on the general plan but not within the project site. The proposed man-made lake at West Kendall District Park was considered and planned as a result of development restrictions in regard to the Outer Safety Zone. It was specifically designed as a destination point, a place where people could picnic and walk along its edge. The lake will serve as a hub for all passive recreation activities throughout the park.

The lake will provide the opportunity for several resource-based outdoor recreation activities and facilities. A canoe launch, located on the interior portion of the lake, will allow access to the lake for recreational paddlers. A canoe launch on Black Creek Canal, in concurrence with the Blueways Plan (**see Exhibit 10**), will give boaters access to the canal and ultimately, to Biscayne Bay, which is approximately 14 miles away.

A swimming beach is proposed as an amenity of the aquatic center. The beach will only be accessible through paid access to the aquatic center.

Recreation/Community Center Building

Included on the general plan but not within the project site. A proposed recreation / community center (10,000sf) would have the capacity to host significant community events in addition to housing park administrative offices. The Recreation Center building will be located in the center of the park just west of the lake and east of the park roadway that intersects the park. The center will have administrative offices, a community room, indoor recreational spaces and associated lighted parking. In addition, unpaved overflow parking will be available for significant events.

Off-Leash Dog Recreation Area

Included on the general plan but not located within the project site. A proposed off-leash *Dog Recreation* area was considered and planned as a result of a noticeable deficiency of recreation areas for pets and continued community interest. The off-leash area will be located in the northeastern most portion of the park, adjacent to the canal and on the east side of the proposed, yet undeveloped, SW 157 Avenue. The proposed area will include associated (lighted) parking, a lighted walking path and site furniture for both visiting pets and their owners.

Cycle Complex

Off-Road Cycle Trails / Competitive Cycle Track / Skate Area

Included on the general plan but not within the project site. A proposed Cycle Complex is included on the general plan and will provide off-road cycle trails, a competitive cycle track and skate area. The cycle complex will be located along the northern edge of the property adjacent to the canal.

As part of the Cycle Complex, the off-road trails will consist of varying degrees of topography, native landscaping and will traverse along the north park boundary from east to west.

As part of the Cycle Complex, the competitive cycle track will be designed within the guidelines and standards of competitive cycle facilities and located along the north park boundary and adjacent to the canal and SW 157 Avenue.

As part of the Cycle Complex, the skate area will be designed for recreational skating and will include provisions for roller hockey and street skating. The facility will be designed as a safe and supervised alternative skating site.

The cycle complex will also include a small control building, 50 lighted parking spaces and spectator seating.

Family Picnic Area and Corporate Picnic Area

Included on the general plan but not within the project site. A proposed Picnic Area will be located along the eastern property boundary and just west of SW 157 Avenue and will include five (5) small picnic shelters (400sf) and five (5) medium picnic shelters (900sf). The shelters will be located adjacent to the lake and along the walking path that borders the lake and park. The picnic area will have a restroom facility, children's playground and associated (lighted) parking in close proximity.

Two (2) Corporate Picnic Shelters (2,000sf) will be located toward the southern boundary of the park (SW 120 Street). The corporate picnic area will be designed to meet the needs of large picnic groups and or festivals and include associated (lighted) parking and unpaved overflow parking.

Children's Playgrounds

Included on the general plan but not within the project site. Included on the general plan are two (2) shaded Playground facilities (5,000sf) designed for children between the ages of 3 and 12. Each playground facility will be designed to include climbing apparatus, slides, walkways, and ladders. One playground structure will be located on the east side of the lake, adjacent to picnic area, along the pathway and adjacent to lighted parking. The other play structure will be located west of the lake, adjacent to the tennis facility, game courts, athletic fields, an administrative field center building and associated (lighted) parking.

Athletic Field Complexes

Included on the general plan but not within the project site. The general plan includes Athletic Field Complexes capable of hosting regional, state, national and international tournament events for soccer, cricket and adult softball.

Lighted Athletic Fields (Soccer / Cricket / Softball)

Included on the general plan but not within the project site. The general plan includes five (5) lighted *Soccer Fields* located along the western park boundary and adjacent to the project site. The soccer fields were specifically located along the western boundary of the park so that if additional acreage were purchased west of the existing park in the future, field expansion could be considered. In addition, four (4) of the soccer fields are proposed as multi-use facilities capable of hosting soccer, football and cricket events. Each will have portable bleacher seating. The fifth field will be designed as a "Stadium" field and reserved for special events. The Stadium field will include permanent seating. Surrounding topography will be such that visitors can sit and view events along a grassy buffer that borders the fields from other development. The fields will be in close proximity to associated (lighted) parking and a field center building that will serve the operational purposes of the complex.

The general plan also includes a *Softball Complex* located in the southwestern corner of the property along SW 120 Street and adjacent to the project site. The complex will be designed to include five (5) lighted regulation adult softball fields, a field center building, permanent bleacher seating and associated (lighted) parking.

Game Court Complex

The general plan includes a *Game Court Complex* capable of hosting regional and state tournament events in tennis, and adult arena soccer. The basketball courts are designed for recreational purposes only. The court complex, located on the western boundary of the property, will include lighted parking and a field center building that will serve the operational purposes of the complex.

Tennis

The general plan includes six (6) lighted *Tennis Courts* for regulation play and one (1) lighted “Stadium” center court for championship matches. The tennis court complex is located just west of the interior park roadway that runs adjacent to the lake. Each of the six regulation tennis courts will have portable bleachers. The stadium court will have permanent bleacher seating. In addition, the topography surrounding the courts, with the exception of the stadium court, will be such that spectators may sit along the grassy buffer outside the courts to view matches. The complex will be designed in close proximity to a field center building and associated (lighted) parking but outside of the project site.

Basketball

The general plan includes four (4) lighted recreation type *Basketball Courts*. The courts will be located just west of the tennis complex separated by the field center building and children’s playground. There will be some grass seating areas on the north and south ends of the courts. The complex will be designed in close proximity to a field center building and associated (lighted) parking but will be located outside of the project site.

Adult Arena Soccer

The general plan includes four (4) lighted synthetic surfaced *Arena Soccer Fields*. The fields typically have dimensions that are similar to a tennis court. They are individually separated with standard 8’ chain linked fencing. There will be some grass seating areas on the north and south ends of the courts. The complex will be designed in close proximity to a field center building and associated (lighted) parking but will be located outside of the project site.

Family Aquatic Center

The general plan includes a *Family Aquatic Center* that will be located just east of the soccer field complex, just south of the off-road cycle trails and adjacent to the northern most point of the lake. The family aquatic center is proposed to include a competitive lap pool that can accommodate regional, state, national and international swim meets and water polo matches, two age-defined wet playgrounds, various water slides and a lazy river. As the facility abuts the lake, it will also include beach access and supervised informal recreational swimming.

In addition, the aquatic facility will include an access control building with administrative offices, a concession area, a restroom/locker room building, and associated (lighted) parking but will be located outside of the project site.

Programs, management and facilities at West Kendall District Park will enable the County to provide regional, state, national and international athletic events and passive recreation opportunities for children and adults in an area of the County that is otherwise lacking.

Native Hammock Area

The Project Site (**see Exhibit 11**) is composed of 12 acres along the western park boundary that will be restored by the Park and Recreation Department's Natural Areas Management Division to *native* vegetation.

Permanent recognition signs identifying the project site as being open to the public and purchased with funds from FRDAP will be placed along the pathway in that area. The signs will be at least 2'x 3' in size, include the Park logo, FRDAP grant information and state the year the project site was acquired.

VIII. ARCHAEOLOGICAL AND HISTORICAL RESOURCES

The property does not contain recorded archaeological sites or structures.

Surveys/Monitoring

An archeological monitoring will occur during site development activities to identify possible archeological sites within the property boundary. In the event of artifact finds, the historic resources will be protected against vandals and collectors and site erosion. An archaeological survey will be conducted to determine the extent of the resource. Planned development and natural resource management activities will be designed and conducted to protect any known sites. Public interpretation of the most significant historic resource will be done in a manner that does not conflict with preservation of natural or historic resources. Archeological monitoring will be conducted as needed by trained members of the Parks Department or the Miami-Dade County Historic Preservation Division.

All archaeological resources located as a result of the survey or during future management activities will be documented and protected in compliance with Sections 267.061 (Section 2a and b) of the Florida Statutes. The location of archaeological sites and features will be carefully documented, but will not be openly advertised so as not to encourage looting of artifacts. The County Archaeologist will be consulted prior to any management undertaking, which may adversely affect the site's cultural resources and will be asked to make recommendations as to how to avoid any such impacts. Access to particularly sensitive areas, by both management personnel and the general public, will be restricted as necessary.

The Division of Historical Resources will review all archeological surveys and oversee any activities affecting historic resources (Appendix E). The collection of artifacts or the disturbance of archaeological and historic sites located on the property will be prohibited unless prior authorization is obtained from the Department of State, Division of Historical Resources (DHR).

IX. EDUCATION

Interpretive Signage

Interpretive signage will be provided along the pathway that lies within the restored natural areas, specifically at the trail connection, and will educate visitors about the native wet prairie, pine rockland and hammocks as well as the South Dade Greenway Network. In the area, signs will describe the process of restoration, protection and intended use of the natural areas and the effects of natural events on natural areas. At the trailhead connection, there will be a kiosk to provide current printed educational material, maps to nearby natural and cultural sites, points of interest along the South Dade Greenway Network and announcements of environmental education programs.

Programs

It is the intention of the Parks Department to offer summer break and holiday youth camps at West Kendall District Park. Program elements will include environmentally educational games and physical activities appropriate in the available open space. Adult classes and lectures will also be scheduled throughout the year. The courses will be conducted by Department staff or by guest speakers with expertise in specific topic areas. During the restoration of the wet prairie, pine rockland, and hammock areas, demonstrations and public education programs will be organized for adults and children by the biologists and staff of the Department's Natural Areas Management Division.

In the areas proposed for restoration, signs will describe the process, the effects of events on natural areas and maintenance issues such as exotic species control and eradication.

X. REPORTING

The Department will prepare an annual stewardship report that evaluates implementation of the management plan. Any revisions to the management plan will first require review and approval by the Florida Communities Trust. Any proposed modification of the Management Plan and/ or undertaking any site alterations or physical improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

XI. MANAGEMENT COORDINATION

Planning

The Park and Recreation Department has, through a number of community meetings, developed a general plan that will meet the regional recreation needs of the community. The Department collaborated with the Miami-Dade County Aviation Department, Public Works, South Florida Water Management District and local citizen groups during the planning and development phases of the site. In addition, the Department's Natural Areas Management staff will work closely with Department staff during development phases in the restoration and management of the planned natural areas.

Construction

The project managers will coordinate with agencies responsible for the protection of listed species, including the Florida Natural Areas Inventory, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection's Office of Protected Species Management, Miami-Dade County Department of Environmental Resources Management, and the U.S. Fish and Wildlife Service, when appropriate. The project manager will coordinate with the County's Archeologist prior to the initiation of work at the site, to prevent the disturbance of any potential archeological sites.

Post Construction

Education programs will be developed and conducted by the Miami-Dade County Park and Recreation Department. It is anticipated that the Department's educational programs will be enhanced through collaborative venture with Miami-Dade County's Department of Environmental Resource Management, Miami-Dade County Public Schools, and area universities

XII. MANAGEMENT NEEDS

Natural Resource Protection

Restoration of the wet prairie, pine rockland and hammock areas will protect and preserve listed plant and animal species that may occur at the site.

- Map and monitor listed plant species
- Document listed fauna on site
- Semi-annual biological evaluations consisting of vegetation and wildlife surveys
- Document and list new exotic species

Exotic Species Removal and Natural Areas Restoration

Exotic vegetation control on this site will be consistent with other natural area management activities undertaken by the Parks Natural Areas Management Division.

- Routine maintenance for exotic plant control including additional staff to carry out maintenance schedule
- Monitoring of exotic plant species
- Supplemental planting of native species to ensure regeneration

Archeological and Historical Resource Protection

The Miami-Dade County Preservation Division will survey the project areas for archaeological and historical resources prior to the implementation of restoration activities.

- An assessment for architectural and historical resources prior to the implementation of restoration activities and site enhancements
- Protection plans if cultural features are found during assessment

Environmental Education Program

County Park's staff will be responsible for coordinating and implementing environmental education programs at this site.

- Additional staff to conduct education programs
- Interpretive training for staff and volunteers
- Interpretive signage and other visitor guides and materials

Maintenance and Operations

In order to maintain a safe and secure environment for employees and visitors, routine property maintenance will be implemented.

- Park Manager and Assistant to manage every day operations of park facility
- Park attendants to collect fees, schedule programs, schedule group reservations, purchase supplies, etc
- Additional staff to maintain the property - trash removal, site cleanup, and facilities upkeep

Security

The main entrance into the park will initially be from SW 120th Street. A second entrance will be developed from SW 157 Avenue once that avenue is developed. A three-foot rail fence will be installed around the parameter of the property and along interior park roadways and designated parking areas. The park will be staffed and security will be the responsibility of park staff during operating hours.

Specific activity areas (softball complex, tennis complex, aquatic center) will be fenced and controlled by park staff or the leasing concessionaire to monitor use and provide better security.

The Miami-Dade County Park and Recreation Department has implemented a security force that monitors activity in all County-owned and operated park and recreation facilities. West Kendall District Park will provide its own personnel that will conduct regular patrols of the project site.

Access into the project site will be carefully monitored to maximize recreational use in the improved areas of the park and to minimize damage to sensitive natural areas. To fully operate the site the following security needs will be addressed.

- Access control devices
- Security personnel
- Lighting
- Signage

Staffing

The Park and Recreation Department will provide staff for the management of West Kendall District Park. Required staff may include the following:

- Park Managers
- Park Attendants
- Administrative Assistant
- Education - Naturalist
- Maintenance Crew (for routine maintenance)
- Security

XIII. COST

A breakdown of the development costs associated with the proposed park facilities and activities is provided in **Table 1**.

A breakdown of the development costs associated with the project area is provided in Table 2.

Operational costs for management activities are given in **Table 2**.

Every effort will be made to develop management partners for the site. The requirements imposed by other grant program funds that may be secured in the future will be consistent with the terms and conditions of the FCT award.

XIV. IMPLEMENTATION SCHEDULE

A list of management activities required to complete the project are provided in **Table 3**.

Table 1 – Development Costs

Improvement	Unit Measure	Units	Unit Cost	Total Construction Cost
Lake Excavation	Acre	55	N/A	N/A
Clear and Grub	Acre	164	\$5,000	\$820,000
Fill and Grading	Acre	164	\$3,500	\$574,000
Top Soil	Acre	164	\$11,000	\$1,804,000
Seed and Sod	Acre	164	\$10,500	\$1,722,000
Trees / Landscaping	Acre	164	\$9,500	\$1,558,000
Signage (Entrance Feature)	Each	3	\$20,000	\$60,000
Interpretive Signage	Each	10	\$2,000	\$20,000
Recreation Center (20,000sf)	SF	20,000	\$200	\$4,000,000
Aquatic Center (20,000sf)	SF	20,000	\$100	\$3,500,000
Splash Playground (4,000sf)	SF	4,000	\$100	\$400,000
100 meter Lap Pool (7,000sf)	SF	7,000	\$125	\$875,000
Lazy River Float (500lf)	LF	500	\$200	\$100,000
Beach / Access Control (500lf)	LF	500	\$100	\$50,000
Field Center (1,100sf)	SF	3	\$220,000	\$660,000
Storage Building (1,200sf)	SF	2	\$180,000	\$360,000
Restroom Building (800sf)	SF	4	\$120,000	\$240,000
Children's Playground	Each	2	\$95,000	\$190,000
Maintenance Building (2,000sf)	SF	2000	\$200,000	\$400,000
Maintenance Yard	Each	1	\$900,000	\$900,000
Skate Park Area	Each	1	\$250,000	\$250,000
BMX Track	Each	1	\$150,000	\$150,000
Off-Road Cycle Trails(5,000lf)	LF	5,000	\$20	\$100,000
Dog Recreation Area	Each	1	\$350,000	\$350,000
Observation Overlook	Each	1	\$110,000	\$110,000
Gazebo	Each	1	\$70,000	\$70,000
Picnic Shelter (Small)	Each	6	\$27,000	\$162,000
Picnic Shelter (Medium)	Each	6	\$60,750	\$364,500
Picnic Shelter (Corporate)	Each	2	\$135,000	\$270,000
Lighted Softball Fields	Each	5	\$231,202	\$1,156,010
Lighted Multipurpose Fields	Each	5	\$350,000	\$1,750,000
Lighted Tennis Courts	Each	7	\$60,000	\$420,000
Lighted Multipurpose Courts	Each	4	\$47,000	\$188,000
Lighted Adult Soccer Courts	Each	4	\$50,000	\$200,000
Lighted Concrete Pathway	LF	39,771	\$15	\$596,565
Lighted Parking	Spaces	1370	\$1,300	\$1,781,000
Interior Roadway	LF	12,000	\$36	\$432,000
Access Control	LF	20,000	\$20	\$400,000
Interior Access Control	LF	7,000	\$20lf	\$140,000
Trailhead Connection / Kiosk	Each	1	\$30,000	\$30,000
Boat/Canoe Ramp	Each	1	\$40,000	\$40,000
Utilities	Each	1	\$1,746,100	\$1,746,100
Irrigation	Acres	125	\$5,500	\$687,500
Pump House	Each	2	\$30,000	\$60,000
Park Furniture	Each	1	\$250,000	\$250,000
Security Lighting	Each	795	\$1,300	\$1,033,500
Total				30,970,175
A&E Design (20%)				\$6,194,035
Contingency (12%)				\$3,716,421
Art Structures (1.5%)				\$464,552
Overall Total				\$41,345,183

Table 2 – Implementation Costs

Table 3 – Management Activities