



Miami-Dade Board of County Commissioners  
Office of the Commission Auditor

**Parks and Cultural Affairs**  
**Committee Meeting**

July 12, 2017  
Commission Chambers

Office of the Commission Auditor  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524

**Board of County Commissioners  
Parks and Cultural Affairs Committee Meeting  
Research Notes**

Item No.	Research Notes
171646  3A	RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$415,000.00 FOR SALE AND PURCHASE BETWEEN THE GIRL SCOUT COUNCIL OF TROPICAL FLORIDA, INC., AS SELLER, AND MIAMI-DADE COUNTY, AS BUYER, FOR A PROPERTY LOCATED AT 9950 OLD CUTLER ROAD, CORAL GABLES, FLORIDA, FOR THE PURPOSE OF EXPANDING MATHESON HAMMOCK PARK AND PRESERVE; AUTHORIZING THE EXPENDITURE OF UP TO \$6,500.00 FOR CLOSING COSTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT, EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND ACCEPT CONVEYANCE OF PROPERTY BY WARRANTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD SUCH DEED
Notes	<p><u>ISSUE/REQUESTED ACTION</u> Whether the Board should approve the above resolution for the execution of a Contract for Sale and Purchase (Exhibit A) between Miami-Dade County and Girl Scout Council of Tropical Florida, Inc. for the purpose of expanding Matheson Hammock Park and Preserve located in District 7.</p> <p>The resolution 1) authorizes the acquisition of vacant property at 9950 Old Cutler Road, Coral Gables 2) authorizes the County Mayor or his designee to execute the Contract for Sale and Purchase in the amount of \$421,500; and 3) authorizes the County Mayor or his designee to accept the conveyance by Warranty Deed.</p> <p><u>APPLICABLE LEGISLATION/POLICY</u> On July 26, 2004, Resolution No. R-913-04 authorized the use of Bond funding for land acquisition of adjacent property for the purposes of park expansion. The acquisition complies with R-953-12, which states that to ensure that the County continues to add and develop park space is to encourage the acquisition by the County, whenever feasible, practical and necessary, of land adjacent to existing parks in order to expand parks.</p> <p><u>RELEVANT PRECEDENT/HISTORY</u> This item was sponsored by Commissioner Xavier L Suarez pending recommendation from the Parks and Cultural Affairs Committee.</p> <p>The purchase of this land is pending approval of Item 3B (File #171586), which authorizes the funding for the purchase.</p> <p><u>ANALYSIS/FINDINGS</u> Matheson Hammock Park is an urban park just south of Coral Gables. The additional land will secure a 10-foot wide nature trail and pedestrian access to the west side of Matheson Park and Preserve, expand nature-based programming and enhance par visitors' experience. Nature trails and greenways help to improve the economy through tourism and civic improvement; preserve and restore open space; and provide opportunities for physical activity to improve fitness and mental health.</p>

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	<p>Additionally, trails reduce medical costs by encouraging exercise and other healthy outdoor activities, increase tax revenues in the communities in which they are located and the costs of land acquisition for trails, trail construction and maintenance are far outweighed by the economic benefits generated by trails.<sup>1</sup></p> <p><i>Question:</i> What is the market value per acre in the vicinity of Matheson Hammock Park?</p> <p><u>FISCAL IMPACT</u> The estimated cost of the acquisition is \$421,500 (\$415,000 for the purchase for real property and \$6,500 for closing cost). The funding source for the acquisition and future expansion of Matheson Hammock Park is Significant Modification to Building Better Communities General Obligation Bond Program Project No. 26.</p>
<p><b>171586</b></p> <p><b>3B</b></p>	<p>RESOLUTION APPROVING, AFTER A PUBLIC HEARING, A SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 26 – “MATHESON HAMMOCK PARK,” AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-913-04, TO MODIFY ITS PROJECT DESCRIPTION TO ALLOW FOR LAND ACQUISITION</p>
<p><b>Notes</b></p>	<p><u>ISSUE/REQUESTED ACTION</u> Whether the Board should approve a significant modification to the project description of Building Better Communities General Obligation Bond (BBC-GOB) program Project No. 26 (Matheson Hammock Park).</p> <p><u>APPLICABLE LEGISLATION/POLICY</u> On July 26, 2004, Resolution No. R-913-04 authorized the use of Bond funding for land acquisition of adjacent property for the purposes of park expansion. All additions, deletions and significant modifications to individual projects or to Appendix A shall require a majority vote of the Board after a public hearing. Appendix “A” to R-913-04 lists municipal projects eligible got funding from the Bond program by number, name and project description.</p> <p><u>RELEVANT PRECEDENT/HISTORY</u> By the Board’s approval of Implementing Order 3-47, the Board acknowledges that the implementation of BBC-GOB projects is of paramount importance to the community’s economy and quality of life.</p> <p>On April 27, 2017, the item was presented as an informational item to the Building Better Communities Citizen’s Advisory Committee at their meeting.</p> <p><u>ANALYSIS/FINDINGS</u> Matheson Hammock Park is a 462-acre park just south of Coral Gables. The additional land will secure a 10-foot wide nature trail and pedestrian access to the west side of Matheson Park and</p>

<sup>1</sup> <http://conservationtools.org/guides/97-economic-benefits-of-trails>

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	<p>Preserve, expand nature-based programming and enhance par visitors' experience. The significant modification of Project No. 26 is necessary in order to specify land acquisition within the project description, to provide the County with Bond funding in the amount of \$415,000.00 requires to purchase the property.</p> <p>According to the Miami-Dade Open Space Master Plan (ROS-5B), the Parks, Recreation and Open Spaces Department shall continue to acquire countywide park and recreation open space having high resource values and capable of providing compatible outdoor recreation.</p> <p><u>FISCAL IMPACT</u> No fiscal impact. There will be no change to the original bond project amount of \$6.0 million.</p>