

26. RECREATION AND OPEN SPACE

See State Comprehensive Plan (Chapter 187, F.S.)

Goal (10); Policies (11), (12), (13)

Goal (16); Policy (1)

Goal (18); Policies (1), (3), (4), (6)

Adopted Level of Service Standard: 2.75 acres of local recreational open space per 1,000 residents.

Existing Level of Service: Property is currently vacant.

Level of Service After Project Buildout: City Park proposes **7,800 housing units**, which at **2.67 persons per household** yields an anticipated project population of **20,826 persons** ($7,800 \times 2.67 = 20,826$). Using the County's adopted recreational open-space Level-of-Service standard of **2.75 acres per 1,000 residents**, the required open space for City Park is calculated as follows:

- Project population = **20,826 persons**
- LOS standard = **2.75 acres / 1,000 residents**
- Required open space = $2.75 \times (20,826 / 1,000) = \mathbf{57.27 \text{ acres}}$ (rounded to two decimal places).

The City Park master plan provides **249.5 acres** of open space in total. Under County practice, **66.0 acres** of that total are stormwater lakes and are **not** eligible for private open-space LOS credit unless they are formally dedicated and accepted as public parkland. Excluding the lakes ($249.50 - 66.00 = \mathbf{183.50 \text{ acres}}$), the project's credited recreational open space is **183.50 acres**. The County LOS requirement for the projected buildout population (20,826 persons at 2.75 acres per 1,000 residents) is **57.27 acres**; therefore City Park provides a **surplus of 126.23 acres** above the LOS minimum ($183.50 - 57.27 = \mathbf{126.23 \text{ acres}}$), or roughly **3.20 times** the required standard.

- A. Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.**

The Applicant proposes to set aside approximately 249.5 acres of land for use as public or private, community controlled open space, as part of the project. No active facilities are planned at this time.

- B. Will parks and open space be dedicated to the city or county? If not, who will maintain the facilities?**

The Applicant is planning for the establishment of numerous public and community-based open spaces and recreational areas. Any privately owned parks or open space shall be maintained by a Homeowners Association or a similar entity.

- C. Please describe how the proposed recreation and open space plan is consistent with local and regional policies.**

City Park is consistent with the following Objectives and Policies contained within the Miami-Dade Comprehensive Development Master Plan, with respect to Recreation and Open Space:

Objective 1

Provide a coordinated system of areawide parks and recreational open spaces serving the entire County, and local recreation open spaces adequately meeting the needs of Dade County's unincorporated population, through the year 2005.

City Park will provide a system of coordinated open space and parks as part of its development plan.

Policy 1B

In unincorporated areas, local recreation open space shall consist of the following: 1) County-provided local parks consisting of mini-parks, neighborhood parks community parks, single-purpose parks, and portions of district and areawide parks used as a local recreation open space and similarly designated in the facility inventory maintained by the Metro-Dade Park and Recreation Department; 2) public schools and public college playfields that are used as local recreation open space or that are included under the Joint Parks-School Agreement between the County and the Dade County School Board or State Board of Regents, and; 3) fifty percent of the private recreation open space and facilities located inside the Urban Development Boundary (UDB).

Objective 2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through the year 2005.

City Park is including 249.5 acres of open space as part of its Application for Development Approval.

Policy 2A

Metro-Dade County's minimum Level of Service (LOS) standard for the provision of recreation open space shall be the following:

i.) 2.75 acres of local recreation open space per 1,000 residents.

The approximately 183.50 acres, as described above, proposed by the City Park development will be consistent with the Level of Service standard for Miami-Dade County.

City Park is consistent with the following goals and objectives of the South Florida Regional Policy Plan with respect to Green Infrastructure

Policy 10.2

Maintain and revitalize parks so that they offer comfort, sociability, access, and a variety of activities to meet the mixed and varied needs of their visitors.

City Park will provide 249.5 acres of open space as part of a comprehensive development plan. It will be tailored to the needs of the City Park community and to the needs of residents of Miami-Dade County.