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on February 18, 2009

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on June 17, 2009

# Cutler Bay

## PARKS

### MASTER PLAN



Kimley-Horn and Associates, Inc.



URBAN RESOURCE GROUP  
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.



# Acknowledgements

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and

### **The Citizens of the Town of Cutler Bay**



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NOTE: The following pages were amended as per Town Resolution #09-43 (dated June 17, 2009) - Page # 16, 27, 41 and 42.

## CUTLER BAY PARKS

*Master Plan*

# Introduction

The Town of Cutler Bay Parks and Recreation Department retained Urban Resource Group to develop a comprehensive facilities master plan for the park system, including individual preliminary design plans for each of seven Town parks.

This Master Plan contains a brief project background, a physical inventory and site assessment of the existing parks and park system, proposed recommendations, the public involvement process, partnership opportunities, funding analysis and preliminary cost estimates for implementing the conceptual recommendations. The Master Plan also identifies potential for park expansion and makes recommendations for the incorporation of future facilities into the Town park system.



# Project Purpose

When Cutler Bay was incorporated in 2005, the Town of Cutler Bay's parks infrastructure had already been in place for decades. However, these parks were part of the Miami-Dade County Parks system and were not configured for the needs of a newly formed, growing town. Early in 2008, the Town hired Urban Resource Group, a division of Kimley-Horn and Associates, Inc., to assist the Town's Department of Parks and Recreation in preparing the management plan and to study opportunities for the future expansion and interconnection of Cutler Bay's parks system.

The Cutler Bay Parks Master Plan must first examine the community's existing facilities and recreation needs. This means a careful examination of current park uses and layouts so that constraints and shortcomings can be identified. The purpose of the plan is to identify these limitations to both efficiently reallocate park uses and

provide clear direction for the future development of recreational space.

This document is a guide to park development that will benefit future generations of Cutler Bay citizens. It should not be viewed as an instruction manual, but will instead serve as a guide for future park development, green space allocation, facility improvements, program development, and potential expansion. Most importantly, this plan will assist in gaining the funding and community support and will also record the process, a result of the partnership between Cutler Bay staff and the public.



# CUTLER BAY PARKS

## Master Plan

# Cutler Bay Historic Context

## Settlement in Southern Miami-Dade

The earliest settlers in the region now occupied by Cutler Bay were the Tequestas. These indigenous people inhabited the extreme southern portion of Florida for thousands of years before European settlers arrived. It was the arrival of Spanish explorers in the 16<sup>th</sup> century that would ultimately mark the end of the Tequestas in South Florida. After suffering new European diseases and forced exile, the last Tequestas died and their settlements disappeared into history. Over the next 300 years, the



Seminole Camp in southern Dade County  
(Florida Photographic Collection)

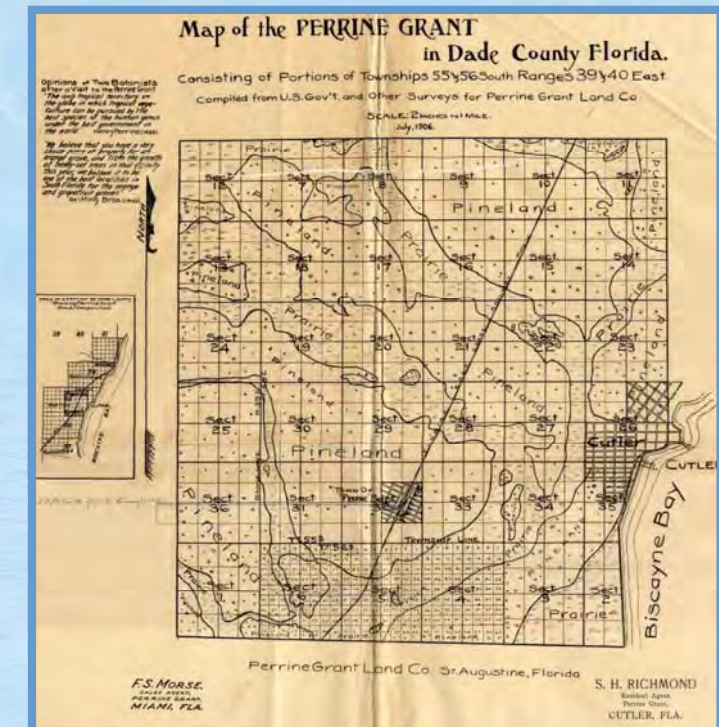
Seminole people came to be the dominant inhabitants of the region, with European settlements primarily limited to Key West and Miami.

In 1836, Congress created a county which encompassed all of southeastern Florida from the Indian Key north to the Jupiter inlet. The county was named Dade County in honor of Major Francis L. Dade, who was killed during the Second Seminole War. The first county seat was Indian Key, strategically located half way between Key West and Miami. In 1844, the county seat was moved to Miami, and the county was ultimately divided into what are, today, Monroe, Miami-Dade, Broward and Palm Beach County.

Vulnerable to Seminole attacks and frequently inundated, the United States government viewed southern Dade County as an area in desperate need of settlement and cultivation. The U.S. offered federal land grants to pioneers who promised to attract other settlers and make improvements to the land. One

such person was Dr. Henry Perrine. In 1838, Dr. Perrine was granted a full, 36 square mile township to develop into valuable farmland. Inspired by rich soils and a warm climate, he saw the southern tip of Florida as the perfect site for the introduction of exotic and medicinal plants. His vision was never realized, though. Dr. Perrine was killed during a Seminole raid on Indian Key in 1840 before his grant was even surveyed.

The same climate and fertile soils that had attracted Dr. Perrine began to attract squatters in the years following his death. These settlers, though, had no intention of following Dr. Perrine's vision; they chose traditional farming over plant introduction. Several squatters chose to ignore the Perrine heirs' questionable claims to the land and opened large farming enterprises. It was not until 1897 that the land dispute between the squatters and the Perrine heirs was resolved, so that the valuable farmland could be legitimately sold and settled.



Perrine Grant

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## Settlement in Southern Miami-Dade– Continued

Two such settlers were Francis and John H. Earhart, who owned 2,000 acres of farmland. They established a small farming community nearby, which came to be known as “Franjo” in their honor. The road which led to the community became known as Franjo Road and still exists today. Another prominent settler was Thomas J. Peters, who owned and operated a vast tomato enterprise near the present-day intersection of Eureka Drive (SW 184<sup>th</sup> Street) and US 1. The Peters tomato farm was for years the largest commercial operation in that part of Dade County.



*Thomas J. Peters Tomato Packing House,  
Courtesy of the Historical Museum of South Florida*

During the same period, a man named Dr. William Cutler purchased 600 acres just north of the Perrine Grant. Dr. Cutler had purchased the land with a dream for a farming utopia similar of that to Perrine, but was unable to convince enough settlers to stay. Although Cutler never established his dream farm settlement on Biscayne Bay, the land was still attractive enough to retain a few settlers.

These settlers established a town and named it Cutler in honor of Dr. Cutler, who visited the area occasionally until his death in 1899. The first residents of Cutler made several important contributions to Southern Dade County, including establishing the first post office south of Miami and cutting a trail that connected Cutler to Coconut Grove. This trail was the beginning of what is, today, Old Cutler Road. Although the historic location of Cutler’s town was located several miles to the northeast, the Town of Cutler Bay takes its name, in part, from Cutler’s legacy.



*Thomas J. Peters Tomato Farm,  
Courtesy of the Historical Museum of South Florida*



*Eastern Boundary of Perrine Grant  
(Florida Photographic Collection)*



*Trail from Cutler to Coconut Grove  
(Florida Photographic Collection)*

# CUTLER BAY PARKS

*Master Plan*

## Settlement in Southern Miami-Dade– Continued

Around the turn of the century, Miami was experiencing prosperity and rapid growth thanks to Henry Flagler's Florida East Coast Railway. Flagler's railway took wealthy tourists south from St. Augustine, stopping along the way at Flagler-owned hotels and Flagler-owned tourist destinations. Flagler himself funded much of the early infrastructure of Miami, which was the Railway's southern terminus. A popular destination, Miami was incorporated as a city in 1896.

In 1905, Flagler announced his plans to extend the Railway south to Key West. Although the "Overseas Railway" took seven years to complete, Flagler's trains were soon running through southern Dade County. Coming south from Miami, stops included Kendall, Rockdale (near present-day Palmetto Bay), Perrine, Peters, Goulds, Princeton, Modello and Homestead. Many communities that developed around these rail stations are still known by their original station name.

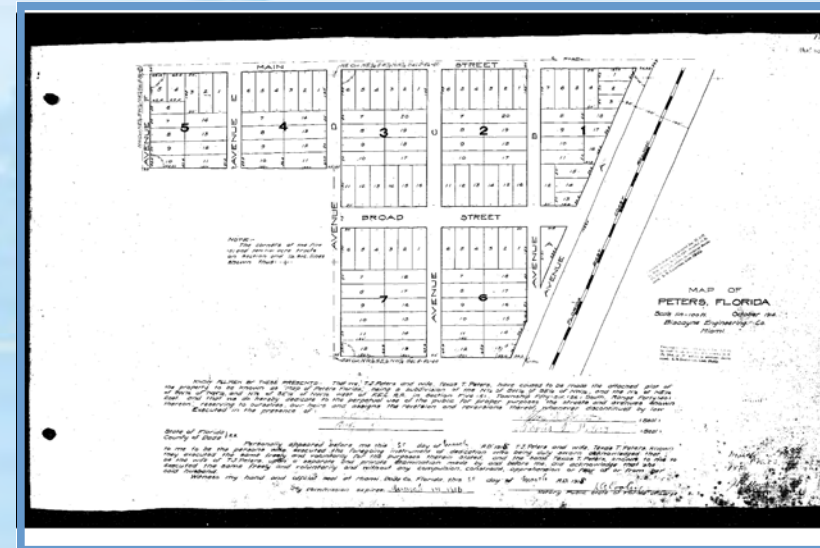
The Peters station, located near Eureka Drive, was established to give

Thomas J. Peters' tomato farm rail access. Peters' tomatoes, already popular locally, became highly demanded with the advent of rapid rail distribution. Peters, who owned many acres near the station, even attempted to develop a town as Flagler had done at Kendall. Although his attempts were unsuccessful, the name "Peters" can still be found on many maps at the intersection of Eureka Drive and US 1.

Proximity to the railroad and the area's prime location in South Florida eventually brought a multitude of permanent settlers to the area, increasing the population exponentially throughout



Lumber for Railroad Ties  
(Florida Photographic Collection)



Map of the Town of Peters

the 1900s. These settlers endured environmental catastrophes, including devastating hurricanes in 1926 and 1935. The worst for Cutler Bay would happen nearly 60 years later.

Category 5 Hurricane Andrew made landfall at nearby Homestead, FL in August of 1992. Researchers have since identified that the most damaging winds of the northern eyewall had reached maximum intensity over the

Cutler Ridge area. A nearby resident, using his own anemometer, reported gusts of more than 200 mph. In August of 2005, rainfall from Hurricane Katrina dropped as much as 20 inches over the Cutler Bay area, resulting in flooding.

Despite challenges that faced settlers of the 1900s, the area boasts a storied development history that led to the Town's 2005 incorporation.



Florida East Coast Railroad

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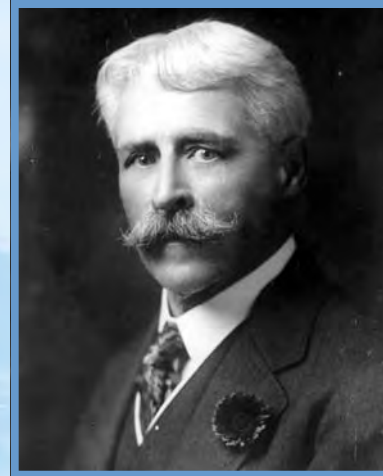




## Development of Cutler Bay

After the land dispute between settlers and the Perrine heirs, the majority of the Perrine Grant lands were conveyed to Henry Flagler, who would sell the land and fulfill the original grant requirements. Sizeable tracts were given to the Railway, with the remaining interests being controlled by Flagler's Model Land Company. Flagler, who owned thousands of acres from central Florida to Homestead, established several such companies, tasked with selling the land to investors and settlers. The Model Land Company dealt with the former Perrine Grant, as well as with Flagler's other land holdings south of Miami.

Flagler placed agents in charge of each of his land companies. It was the job of each agent to attract buyers to his territory and entice them to purchase land. The agent Flagler placed at the head of the Model Land Company was James E. Ingraham. In the area of the Perrine Grant, most prospective buyers were seeking fertile farmland and a long



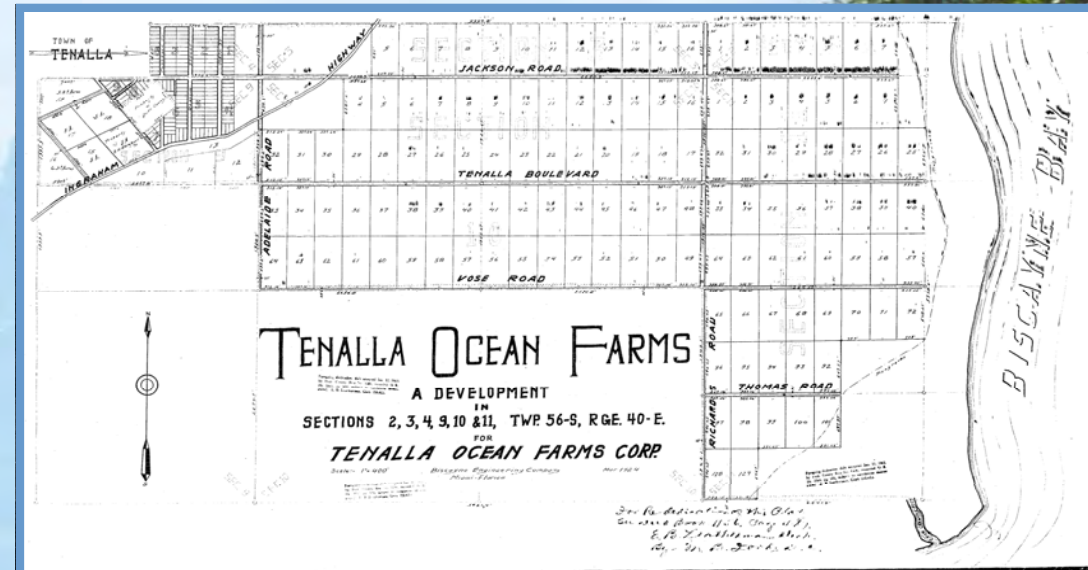
James E. Ingraham  
(Florida Photographic Collection)

growing season. Ingraham would arrange tours through the Grant lands for prospective buyers, highlighting the surprisingly rich soil and diversity of crops that could be planted. During one such tour, a Mr. Wietzer was first shown "the grove at Kendall," and then "Homestead so that he can see how fruit trees grow in the rock."

The Perrine Grant was likely a tough sell as

Mr. Wietzer's guide points out, "the main thing against it to a new comer is the rocky land, which our settlers here get used to." Ingraham's most enduring mark was, perhaps, the construction of a road that extended the Cutler road even further south to the intersection with the railroad tracks. This road became and still is known as Ingraham Highway.

During this period, development in and around what would later become Cutler Bay was primarily agricultural development. Several landowners, like Thomas J. Peters, decided to capitalize on the success of farming in the region and



Plat of Tenalla Ocean Farms

planned around the small farming communities. One, the Town of Tenalla, was planned in the area of Franjo. In 1924, the Tenalla Ocean Farms Corporation created the Tenalla Ocean Farms subdivision, which stretched from Ingraham Highway almost to Biscayne Bay. At its western end, the Town of Tenalla was situated at the intersection of Ingraham Highway and Franjo Road. The map of the Town of Tenalla shows a number of residential plots and a park deeded to Dade County. This park, known as Franjo Park today, was the first planned park in what is now Cutler Bay.



Brush Fire (Florida Photographic Collection)

World War II brought much change to the region. In 1942, a small, back country airstrip was transformed into the Homestead Army Air Field. With

# CUTLER BAY PARKS

Master Plan

## Development of Cutler Bay– Continued



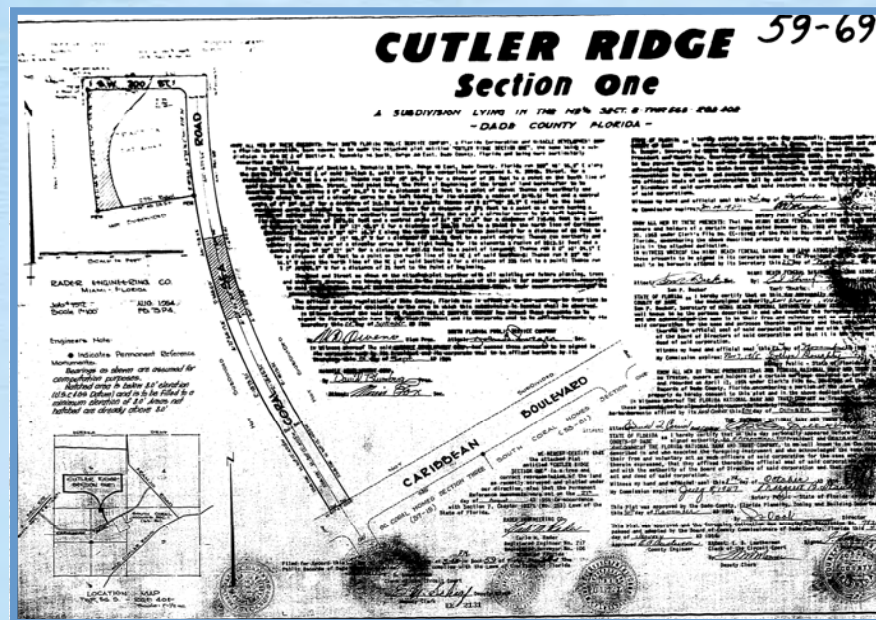
Ingraham Highway

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the war raging far overseas, Homestead was initially used as a maintenance stopping point for aircraft flying long distances. During later years of the war, the base was used for significant training operations. Military use of the base ended in 1945, but an influx of returning troops to the area spurred new developments. The Lincoln City subdivisions were among them. The Airport Gardens Homebuilding Company created Lincoln City Section A in 1948.

Located just south of Goulds, it was followed by a series of Lincoln City

sections. Lincoln City Section G, also created in 1948, included a small, triangular park near the intersection of Hainlin Mill Drive and Ingraham Highway that exists today as Lincoln City Park. One postwar development came to define the region: Cutler Ridge. David Blumberg, a local developer, purchased 1,400 acres of land in what is now Cutler Bay. In 1954, Blumberg and his Miracle Development Corporation laid out the first subdivision of this land: Cutler Ridge Section One. Located at what is, today,



Plat of Cutler Ridge Section One

the intersection of Cutler Ridge Drive and Coral Sea Road, the development was named after Cutler and also for the limestone ridge upon which it sat.

This prominent ridge can clearly be seen on plans for the development, and can also be seen on the site, today.

In the wake of the Korean War, the government decided to again use the Homestead airfield for military operations. Once the base reopened in 1955, activity and development in the area increased dramatically, and residential property in the Cutler Ridge area was in high demand. It was also in 1955 that Cutler Ridge Section Three was planned by Blumberg.

This was followed rapidly by Section Four and Section Five in 1956, Section Six in 1957 and Section Seven in 1958. Blumberg and his company also owned and developed a shopping center in the area, which became Cutler Ridge Mall in 1977.



Clearing Ingraham Highway  
(Florida Photographic Collection)

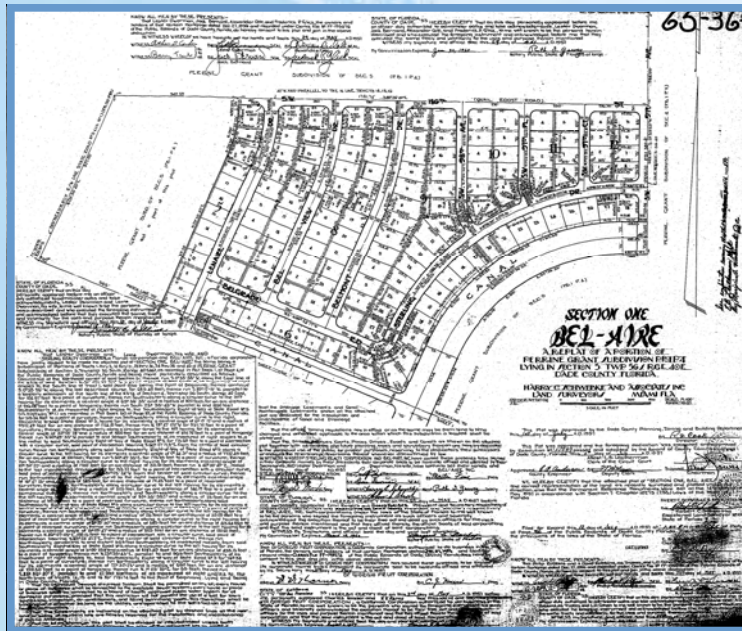


Brush Fire (Florida Photographic Collection)



## Development of Cutler Bay– Continued

While Cutler Ridge was the first, large-scale planned development in the area, others were rushing in to meet the



Plat of Bel Aire Section One

rise in demand. Developments like Holiday House (located between the Cutler Ridge developments and Franjo Road) and Whispering Pines were created in 1956 and 1957. In the area near where the Peters tomato farm had once stood, the first section of the Bel

Aire subdivision was created in 1957. Demand was so strong that from 1957 to 1978, the Sterling Realty Corporation and Bel Aire, Inc. added 23 more sections to the development. Most, but not all, of these subdivisions are now within Cutler Bay's town limits. In 1972 a portion of Tenalla Ocean Farms was re-platted to form the Saga Bay development. In 1983, Lennar Homes developed Section One of Lakes by the Bay; new subdivisions are still under development. Lennar Homes dedicated 96 acres of open space to offset park impact fees. The park was originally used by Lennar as a clean construction dump. Most of the lakes were dug for fill for the construction of the Lakes by the Bay Community.

In January of 2005, the residents voted to incorporate, and in November of that year, the Town Charter was approved, making the 9.7 square mile Town of Cutler Bay the youngest incorporated municipality in the State of Florida.



"Cutler Ridge" Formation

The American Community Survey of 2005-2007, the first official census data collected for the Town, revealed that the demographic makeup was very similar to Miami-Dade, a result of the Town's incorporation of neighborhoods and communities with varied incomes. Today, more than 40,000 residents call Cutler Bay home.



Canal through Bel Aire Development

# CUTLER BAY PARKS

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# Public Involvement Process

## Meetings Conducted

As part of the design process for the Town of Cutler Bay Parks Master Plan, the project design team held public meetings with citizens who provided valuable input and helped to shape the progress of the project. These public meetings were held to afford citizens the chance to comment upon uses and design considerations for the seven Town parks and for the parks system as a whole.

The following are brief summaries of the meetings held throughout the course of the project.

### Project Kick-off Meeting March 26th, 2008

The project team met with the Parks Advisory Board, Councilwoman Peggy Bell and Parks and Recreation Director Alan Ricke at Cutler Ridge Park for an introduction to the Town's seven parks and the parks system as a whole. The Board presented the

community's requests for various parks improvements. The Town's officials identified other parks improvements that were pending or in process, as well as sites within the Town for potential future parks.

Urban Resource Group was to investigate the sites identified and apply the information gathered to future parks improvement analysis.

### Community Input Workshop #1 April 17th, 2008

A public meeting was scheduled to allow the community to directly voice opinions and concerns regarding improvements to the Town's parks. This meeting was held at the Cutler Ridge Middle School auditorium, with over 50 Town citizens in attendance.

The project team prepared an illustrative board for each of the seven Town parks. After a brief introduction of the project and an explanation of the Master Plan process, the community

members in attendance were called upon to volunteer specific needs and opportunities of the parks and for the Master Plan. These suggestions were recorded, categorized and incorporated into the parks analysis.

### Community Input Workshop #2 April 29th, 2008

A second public meeting was held at the East Ridge Retirement Village auditorium to give even more community members the opportunity to offer their suggestions to the project



team. Attendance of this second and final auditorium-style meeting was particularly strong, with over 100 participants.

The format of this meeting was similar to that of the first Community Input Workshop. Due to the excellent public turn-out and time constraints, Town citizens were given an opportunity to write their concerns on comment cards. These cards were collected, added to the recorded verbal input from the meeting, and incorporated into a running list of comments.

### Town Council Input Meeting May 29th, 2008

A final meeting was scheduled to allow the Town Council, Mayor and Vice-Mayor to give their suggestions for the Town's parks to the project team. This input session was held during a Town Council workshop at Town Hall. While this was a public meeting, with



## Meetings Conducted– *Continued*

several Town residents in attendance, comments were not taken from the general public.

The project team presented illustrated, analysis boards of the seven parks to the Town's officials. The analyses incorporated many of the opportunities and constraints which had been identified by community members during previous meetings.

The project team also brought scaled, paper cut-outs of various park elements (e.g. baseball diamonds, soccer fields, pavilions) so meeting attendees could schematically review potential park layouts on the analysis boards. This exercise assisted the Town officials by revealing each park's opportunities and limitations, while also offering a quick, informal design study.

The project team added the Town officials' comments to the list of comments which had previously been collected and incorporated them into the analysis of the parks' opportunities and needs.

### Potential For Future Input

This document is a first step toward providing an assessment and parks management plan for Cutler Bay's parks system. The Town will continue to provide opportunities for the public to provide input for the future of the Town's parks system. As a result of this on-going communication between the Town and its residents, this document will continue to be amended as the community's parks are developed and recreational needs are refined and clarified.



# CUTLER BAY PARKS

*Master Plan*

# Parks Inventory and Analysis

## Inventory of Existing Conditions

When examined within the context of a town-wide parks system, Cutler Bay's parks present many opportunities to the citizens of the Town of Cutler Bay. The seven existing parks are distributed throughout the Town and are closely tied to neighborhoods and community resources.

A general inventory has been prepared in order to understand the characteristics, uses, conditions, and functions the Town's parks in the recreation system. This inventory presents information compiled from the Town of Cutler Bay, Miami-Dade County, as well as independent research by the design team and field observation of the parks. This information is presented as a written summary for each park, followed by aerial photographs and representative site photos.

### CUTLER BAY PARKS

The following is a summary of the existing conditions in the seven Cutler Bay parks, arranged alphabetically. Please refer to page 14 for an overall map of the existing park system.

**Bel Aire Park** (See page 15) is located at the intersection of Franjo Road (SW 97<sup>th</sup> Avenue) and SW 185<sup>th</sup> Terrace, near the Town's northern boundary. It is approximately 5.25 acres in area. The park is used daily almost every month of the year for active recreation. It is used as a practice and competition field for youth and adult soccer, high school lacrosse and Pop Warner football. Vehicular entrances to the park are from Franjo Road and SW 185<sup>th</sup> Terrace, and there is parking for approximately 50 vehicles. Site amenities include a sod athletic field, scoreboard, pole-mounted field lights, fixed bleachers, non-fixed benches and trash receptacles. There is a small, one-story building with a concession area,

restroom facilities, equipment storage and meeting space. Various goals and other pieces of large, sporting equipment are pushed to the park perimeter as needed.

Heavy daily use has left Bel Aire Park in poor condition. The grass playing surface is dead in many places and numerous potholes create a safety hazard for players. Site furnishings, show heavy wear from frequent use as does the building. The park's trees are in fair to good condition, but shade tree canopy and buffering is lacking overall. Invasive exotic plant species were found on-site at the northern end of the parking lot.

**Cutler Ridge Park** (See page 16) is located on Cutler Ridge Drive (SW 200<sup>th</sup> Street), adjacent to Cutler Ridge Elementary school. The park is divided into two parcels: one 9 acre parcel used for recreation and a second 2 acre parcel currently fenced-off and unused. The second parcel is the limestone ridge for which Cutler Ridge was named; an abandoned building and several mature

figus trees are all that occupy it. The two parcels are separated by a field owned by the school.

Cutler Ridge Park is used for daily, year-round athletics programs including youth soccer and flag football. Cutler Ridge Park also has a pool facility, which is used year-round by swim and water polo teams. A community center and playground are used year-round for after school programs and summer camps. This building also houses the Town's Department of Parks and Recreation. Other buildings within the park include a pool house and a small building which is home to the soccer program. There is a single tennis court adjacent to the playground, which is available for recreational play. Vehicular entrance to the park is from Cutler Ridge Drive, between Bel Aire Drive and Coral Sea Road. The parking lot offers approximately 80 angled parking spaces. There is unrestricted pedestrian access along the park's border with the school, and a sidewalk that leads from the park's southeastern corner to Bahia Drive.



## Inventory of Existing Conditions– Continued

The athletic fields, due to heavy, frequent use are only in fair condition. The pool facilities, due to advanced age and heavy use, are also in poor condition. There are several site furnishings, including bleachers around the pool facilities and next to the fields, which are generally in poor to fair condition. The community building is in good condition, with the remainder of the site amenities in fair condition. Mature ficus trees surround the park, buffering it from the surrounding neighborhood. Several mature oak trees also shade the few bleachers near the fields.

**Franjo Park** (See page 17) is located just north of Old Cutler Road on Franjo Road, and is approximately 5 acres in size. For the past 30 years, the park has been configured for baseball practice and competition use. It is entirely used for active recreation. The Perrine Baseball and Softball Association runs year-long youth leagues at the park. There are three baseball fields in the park. The infields are dimensioned for little league play, but the outfield dimensions differ greatly from one another: they are

truncated at the intersection with the adjacent residential properties. Several structures on-site support the baseball program, including an equipment storage building, a multipurpose facility with restroom and concession capacity, and batting cages. Other amenities in the park include bleachers, benches and picnic tables. Because of the close proximity of baseball to residential property, the fields are backed by protective nets. There are two park entrances from Franjo Road, leading to a paved lot with approximately 90 spaces. An informal entrance from SW 89<sup>th</sup> Avenue leads to a gravel parking area for 20 cars.

The park's amenities are visibly worn from constant, heavy use. Functionally, they are in fair condition. The park's multipurpose building and the storage building appears to be in fair condition. There are a few mature ficus trees located between the fields, shading the bleaches, and in parking islands. However, there is no vegetative buffer between the park and neighboring properties or traffic.

**Lakes by the Bay Park** (See page 18) is owned by Miami-Dade County. The Town is currently in negotiation for acquisition of a portion of the park property. This park is included in this document for reference.

**Lincoln City Park** (See page 19) is also currently undeveloped, is the smallest of the Town's parks at just over half an acre. Its location at the intersection of SW 99<sup>th</sup> Avenue and Ingraham Avenue Road (Old Ingraham Road) gives the park its unique, triangular shape. Several other parcels located near this intersection are also undeveloped, with the exception of one house directly north of the park and another directly east. SW 99<sup>th</sup> Avenue, the park's western border, runs behind a residential subdivision. Although the park is located near the major intersection of Ingraham Highway (Old Cutler Road) and SW 216<sup>th</sup> Street, the park can only be accessed from either SW 99<sup>th</sup> Avenue or Ingraham Avenue Road. Because of the park's isolated location, it is used for illegal

dumping. Generally, Lincoln City Park and the neighboring, undeveloped parcels are overgrown with many invasive, exotic species growing among the native plant habitat.



# CUTLER BAY PARKS

*Master Plan*

## Inventory of Existing Conditions– Continued

**Saga Bay Park** (See page 20) is five acres in size and located at the end of Franjo Road (SW 207<sup>th</sup> Street) and SW 80<sup>th</sup> Court. It is one of two Town parks located in the Saga Bay subdivision. To the north is Saga Lake with single-family homes to the north, northeast and west. Single-family homes are being developed directly east of the park, however the land to the south is undeveloped. Saga Bay Park is a neighborhood park, with no scheduled use or activities. The park is open to the community year-round, from sunrise to sunset. There is no formal parking area for the park and users arriving by vehicle must park along the swale. The swales along the west and north of the park are too narrow to park comfortably, so most cars park along the east edge of the park. Site amenities include a tot lot with play structures, two tennis courts, benches, picnic tables and receptacles. As this park is designed for pedestrian access, the perimeter is open and delineated only by wood bollards. The tennis courts are enclosed by a chain link fence. The rest of the park is an informal lawn area looped by an asphalt path. This area is used for casual,

active recreation, such as playing catch and chipping golf balls.

The southern tip of the park, as well as the adjacent land, is densely vegetated with many invasive, exotic species among the native plants. Aside from several Royal Palms in the southern portion, the park is completely without mature shade tree canopy. Overall, the park is in fair to poor condition. Intense sun exposure has degraded the condition of the park amenities; several benches and tables show signs of physical damage as well.

**Saga Lake Park** (See page 21) is also located in the Saga Bay subdivision and is five acres in size. It is located at the north end of Saga Lake, on SW 198<sup>th</sup> Street at 82<sup>nd</sup> Avenue. Its position is unique in Cutler Bay as it is the only lakefront park currently available for public use. Saga Lake has a pocket park at each of its east, south and west ends, yet they are all private and accessible only to neighboring homeowners.

Like Saga Bay Park, Saga Lake Park is a neighborhood park without formal programming. Saga Lake is truly a passive

recreation park, with the only amenities being a lawn, an asphalt walking path, and several benches. Although the park itself is situated on Saga Lake, there is neither formal access to the lake nor amenities for lake activity. The shore is overgrown with invasive vegetation. There is extensive shade tree canopy along the northern side of the park, with many specimen Live Oaks in good condition. There is no formal vehicular access to or parking for the park: as at Saga Bay Park, cars must park along the swale. A low-profile wood fence delineates the park.

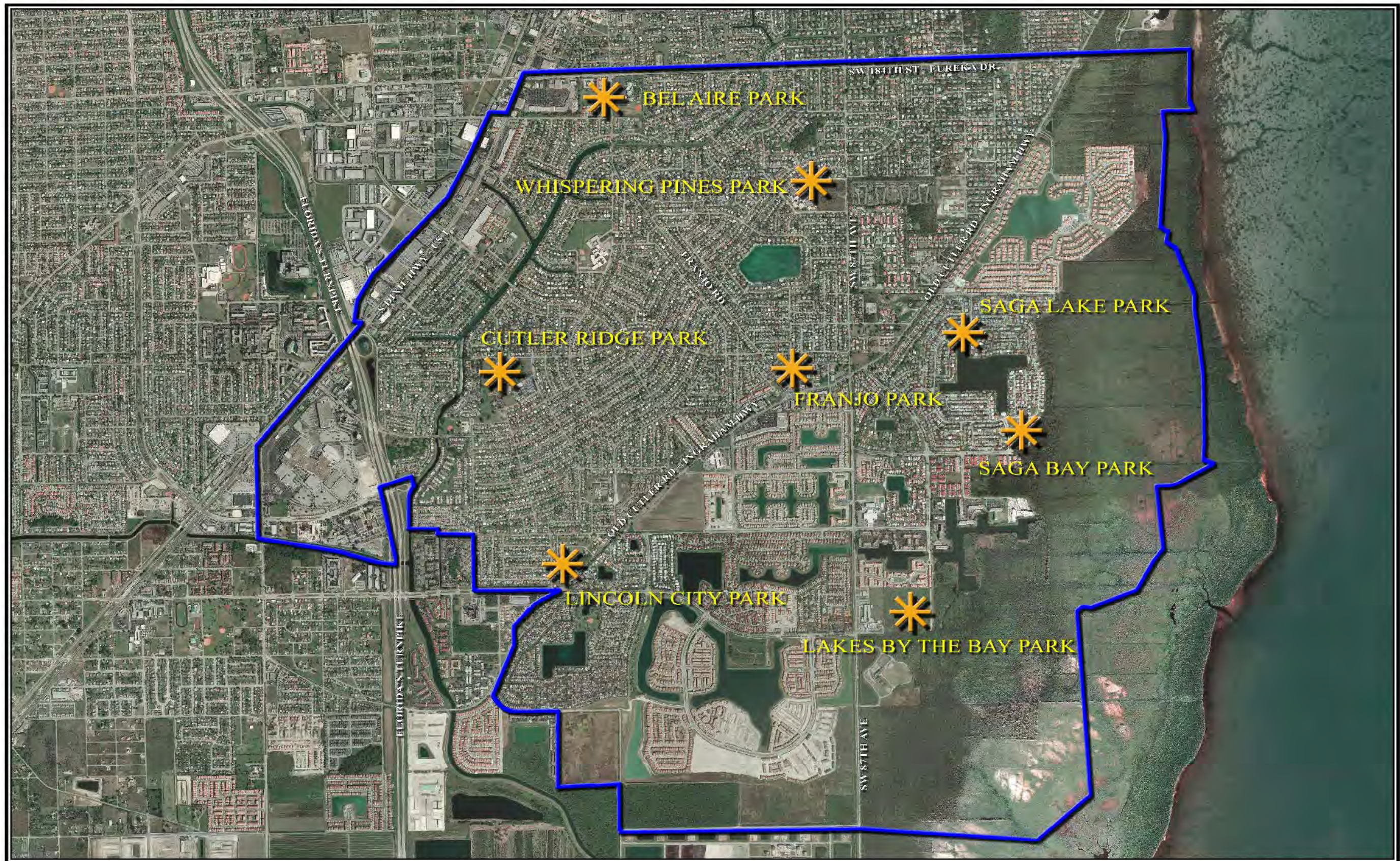
**Whispering Pines Park** (See page 22) is located in the Whispering Pines neighborhood, and is approximately one and a half acres in size. It is situated on Ridgeland Drive at SW 88<sup>th</sup> Court. Whispering Pines elementary is located to the southwest of the park with the school's fields separating the two. Directly south of Whispering Pines Park is the Ned Glenn Nature Preserve. Property of Dade County Public Schools, Ned Glenn is an untouched tract of the Perrine Grant that preserves the native landscape of the Cutler Ridge

area. The school and Ned Glenn comprise an area of approximately 20 acres. Whispering Pines Park is separated from the adjacent school properties by a chain link fence. The only parking for the park is along the swale, which is separated from the park by wood bollards. This swale parking area is heavily used by both park patrons and parents waiting to pick up children from the elementary school.

The park is a neighborhood park without formal programming. It is dominated by a tot lot with several pieces of play equipment and a large shade cover. There is also a wooden picnic shelter in the park. The remainder of the site is occupied by shade trees at various stages of maturity. Overall, the park is in good condition.







# Park Inventory Map

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=1000'-0"  
 0 500' 1000' 2000'  
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# Bel Aire Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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# Cutler Ridge Park

## Parks Masterplan

CUTLER BAY, FLORIDA

NOTE: As per Resolution #09-43 (adopted 6/17/2009) "...retaining the Cutler Ridge Pool at Cutler Ridge Park until such time as the Town can identify funding to construct a new public swimming pool at a more viable location."

SCALE: 1"=50'-0"  
 0 25' 50' 100'  
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# Franjo Park

## Parks Masterplan

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# Lakes by the Bay Park

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=200'-0"  
 0 100' 200' 400'  
 DATE: JANUARY, 2009  
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# Lincoln City Park

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=30'-0"  
 0 15' 30' 60'  
 NORTH

DATE: JUNE, 2008  
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# Saga Bay Park

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=30'-0"  
 0 15' 30' 60'  
 NORTH

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# Saga Lake Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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# Whispering Pines Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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## Analysis of Existing Conditions

In order to provide a list of needs and potential opportunities for improvements to each Cutler Bay park, an analysis of the inventory items was prepared. While the inventory section of this document catalogued existing conditions, the analysis section looks at the elements and their relationship to the site and each other as a whole. See the graphic maps for each park following this section of the master plan for diagrammatic interpretation.

As a part of the public meetings to discuss the future parks improvements, several issues were addressed with relevance to all the Town's parks. Overall, residents expressed that the quantity and quality of the Town's open spaces is insufficient. Community members voiced frustration of the degraded quality of current site amenities and furnishings, as well as concern for the general lack of tree canopy and energy-efficient landscaping. Participants cited a lack of parking as a nearly universal problem, and asked for more and newer athletic facilities.

At the public hearings, residents identified several park features or amenities that are deficient or missing

from the Town's parks. These include: recreational water access, a skate area, an off-leash dog area, rental pavilions, basketball courts, outdoor fitness stations, and flexible gathering spaces for outdoor events.

### CUTLER BAY PARKS

The following is a list of general items that need to be addressed for the entire parks system and a summary of the analyses for the seven Town parks, listed alphabetically.

#### BEL AIRE PARK

- The current parking lot layout does not provide adequate capacity for the park's use. The parking lot could be re-configured and enlarged to almost double the available parking.
- The athletic field surface is in poor condition and should be rehabilitated to a condition that can more adequately support regular competitive play. The position of the field on the property may need to be adjusted, if the parking lot is enlarged.
- On-site furnishings, such as waste receptacles and benches, are poorly

positioned and should be relocated. There is an opportunity to upgrade the site furnishings to meet new park design standards.

- The community has expressed a desire for a playground. By reconfiguring park elements and adjusting the parking lot, space could be made to add a playground feature.
- Tree canopy on-site is insufficient and the existing vegetation does not adequately buffer the park from the surrounding neighborhood.
- The function of the existing multi-purpose building adequately serves the park's users. The building, however, is in poor condition and should be reconditioned. This park could benefit by introducing additional canopy trees and by creating a vegetative buffer between the park and adjacent residences.

#### CUTLER RIDGE PARK

- The canopy trees at the park's perimeter should be preserved. The number of shade trees elsewhere on-site should be increased. Wherever

possible, existing, mature canopy trees should be preserved.

- Due to its poor condition, the pool facility at Cutler Ridge Park should be evaluated for potential demolition, reconditioning, and/or complete reconstruction with or without new program elements.
- The soccer fields are in fair condition, but should be rehabilitated to more adequately support regular competitive play. Also, the layout of the fields should be adjusted to allow for safe distances between games during multiple game play.
- The parking lot is not efficiently designed for passenger cars; spaces seem to be too large. The parking lot could be re-configured and portions demolished to take advantage of additional potential recreational space.
- The park's proximity to the adjacent church and school may offer an opportunity for joint programming and development of recreation features between the properties. An example of a potential shared use would be a teen/skate area.
- As a result of an existing agreement



## Analysis of Existing Conditions– Continued

between Cutler Bay and Dade County Public Schools, athletic fields could be developed on the land between Cutler Bay Park's two parcels. Fields on this parcel would, however, be limited to facilities without permanent structures.

- Cutler Ridge Park's smaller parcel may require parking to allow future recreational use. With an joint-use agreement, there could be an opportunity to connect and expand the portion of the school's parking lot adjacent to the park.
- The Cutler Ridge land formation presents a unique opportunity for a natural amphitheater, which could be used for outdoor gatherings and events. The design of this amphitheater could include a covered stage structure.
- Space is available adjacent to the existing tennis courts for future expansion.

### FRANJO PARK

- The ball fields at this park are inadequate in size. These fields should be appropriately sized for league play.
- The buffer between the park and

adjacent residences is inadequate. An enhanced buffer should be installed.

- The informal gravel parking area at the southern end of the site is an eyesore and should be eliminated. Traffic deterrents should be installed at the end of SW 89th Ave. This space could be re-designed as recreation space.
- The recreation programs at this site require more storage and multi-purpose building space than is currently provided. As fields are reconfigured and spaces are re-allocated, storage and/or multi-purpose structures should be added.
- This park could better serve the community by offering a playground. As fields are reconfigured and spaces are re-allocated, a playground facility should be added.

### LAKES BY THE BAY PARK

- The larger parcel of Lakes by the Bay Park should be acquired from the County by the Town of Cutler Bay. This parcel could be dedicated, primarily, to preservation and community education.
- This large parcel could offer an

excellent venue for a flexible outdoor events space, lake access, and a community center.

- The location and nature of this parcel offers experiences and recreation opportunities unique to Cutler Bay —nature trails and boardwalks through preservation areas. This trail system could connect to future trails throughout the Town.
- The smaller, western parcel is a prime location for active recreation uses, such as: a skate park, court sports, baseball/softball fields, or soccer fields. Appropriate accessory buildings, to address storage, concession sales, shade, and restroom facilities should be incorporated into the new park design.
- Community residents have expressed a desire for an off-leash dog area at a Town park. This large park property would offer the land area necessary for a dog park.

# CUTLER BAY PARKS

## Master Plan

## Analysis of Existing Conditions– Continued

### LINCOLN CITY PARK

- Parking at this site is inadequate. Parking should be expanded and controlled by curbs, wheel stops, and/or signage.
- There is an opportunity to transform the park into a horticultural and/or environmental showcase.
- There is an opportunity for children's education components/programs
- There is an opportunity to acquire and develop several of the neighboring parcels and rights of way for park use.
- One of the adjacent properties that may be acquired includes a single-family home. There is an opportunity to convert this building to a community center.

### SAGA BAY PARK

- New facilities could be added to this park to increase use and offer new recreation opportunities. These facilities could include: basketball courts, a golf practice area with netting, or other small footprint activities.
- If additional facilities are added to this

park, the existing walking path should be re-designed to further define the limits of active and passive recreation within the park.

- Invasive, exotic plants are scattered among the native vegetation at the south end of the park. An exotic invasive eradication program should be introduced to this park.
- The vegetative canopy is sparse and could be improved by adding shade-providing trees to the park.
- The playground facility is exposed to the sunlight and should be considered for a large shade structure. Different age groups could be served at this same site by dividing and providing appropriate equipment for each group.
- Adequate space exists adjacent to the existing tennis courts that could be used for expansion of this facility.

### SAGA LAKE PARK

- This park is difficult to identify as a Town park due to inadequate signage.
- New facilities could be added to this

park to increase use and offer new recreation opportunities. These facilities could include: fitness stations along the existing path, a picnic pavilion, and/or an informal play field that could be used for league practice for certain sports.

- Portions of the existing vegetative canopy are sparse and could be improved by adding shade-providing trees to the park. Additional vegetation could also help define active and passive spaces and separate uses within the park.
- Saga Lake abuts the park property and could offer potential for water access or other lakeside recreation opportunities.

### WHISPERING PINES PARK

- The park not only shares a border with the neighboring elementary school, it also shares users. There is an opportunity for shared use access development with the school, which would give Whispering Pines Park a greater range of uses. One potential for shared use is the creation of a baseball field on the school property with access from Whispering Pines.
- The plastic play equipment currently

occupying the tot lot is poorly-suited for a Town Park and should be replaced with more durable equipment.

- New facilities could be added to this park to increase use and offer new recreation opportunities. These facilities could include: a fitness trail with activity stations, and/or additional children's play features.
- The adjacent Ned Glenn Nature Preserve offers a unique opportunity for a nature education experience. In order to provide for this facility, improvements should be added, such as: controlled access and defined pathways, interpretative signage, and/or interactive exhibits.
- The existing chain link fence is in need of replacement. A more ornamental style fence would be more appropriate for this park.
- The existing parking is situated in a swale along the northern portion of the park. Parking for this park should be formalized with signage and, where appropriate, paved surfaces.



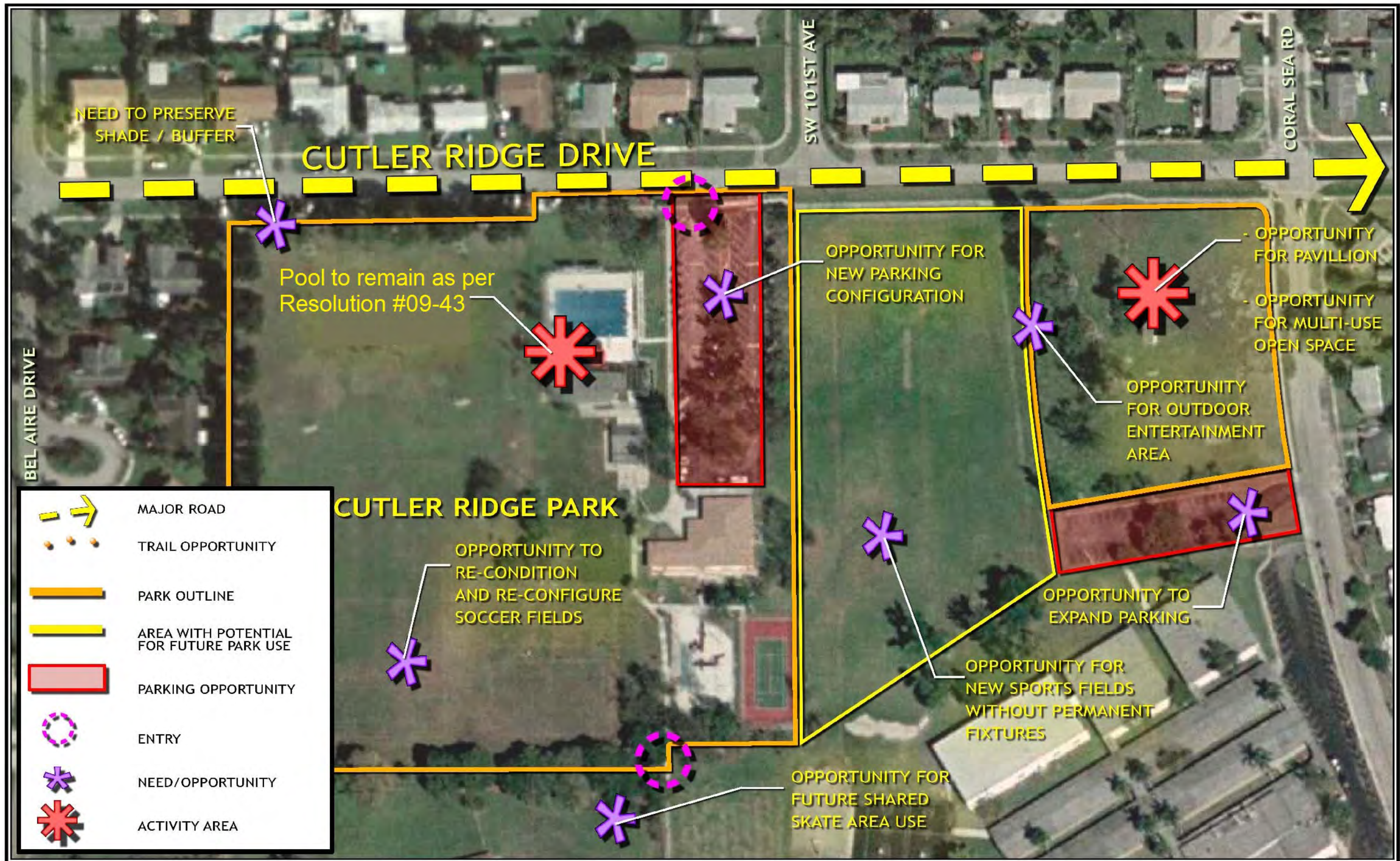


# Bel Aire Park

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=30'-0"  
 0 15' 30' 60'  
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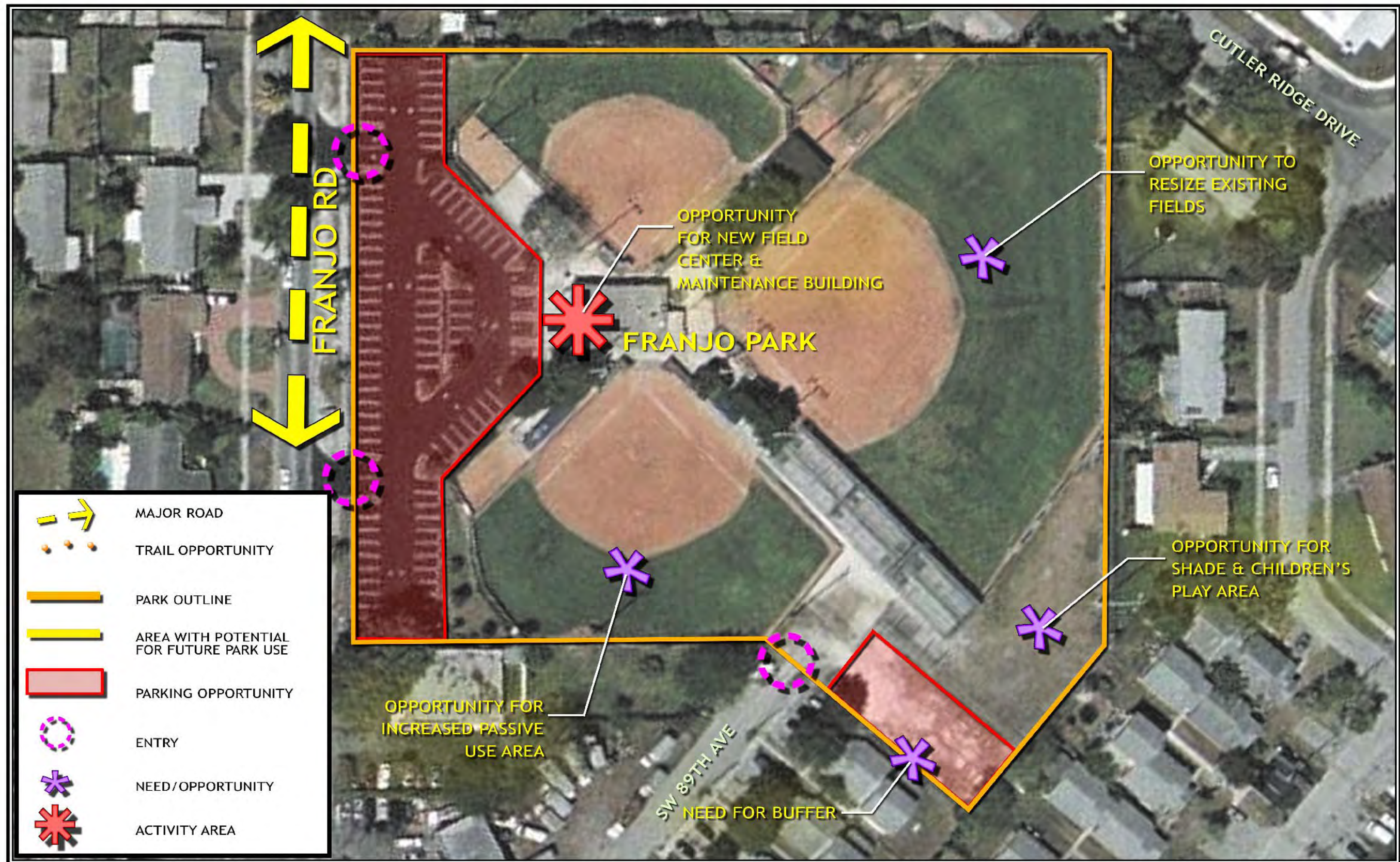


# Cutler Ridge Park

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=50'-0"  
 0 25' 50' 100'  
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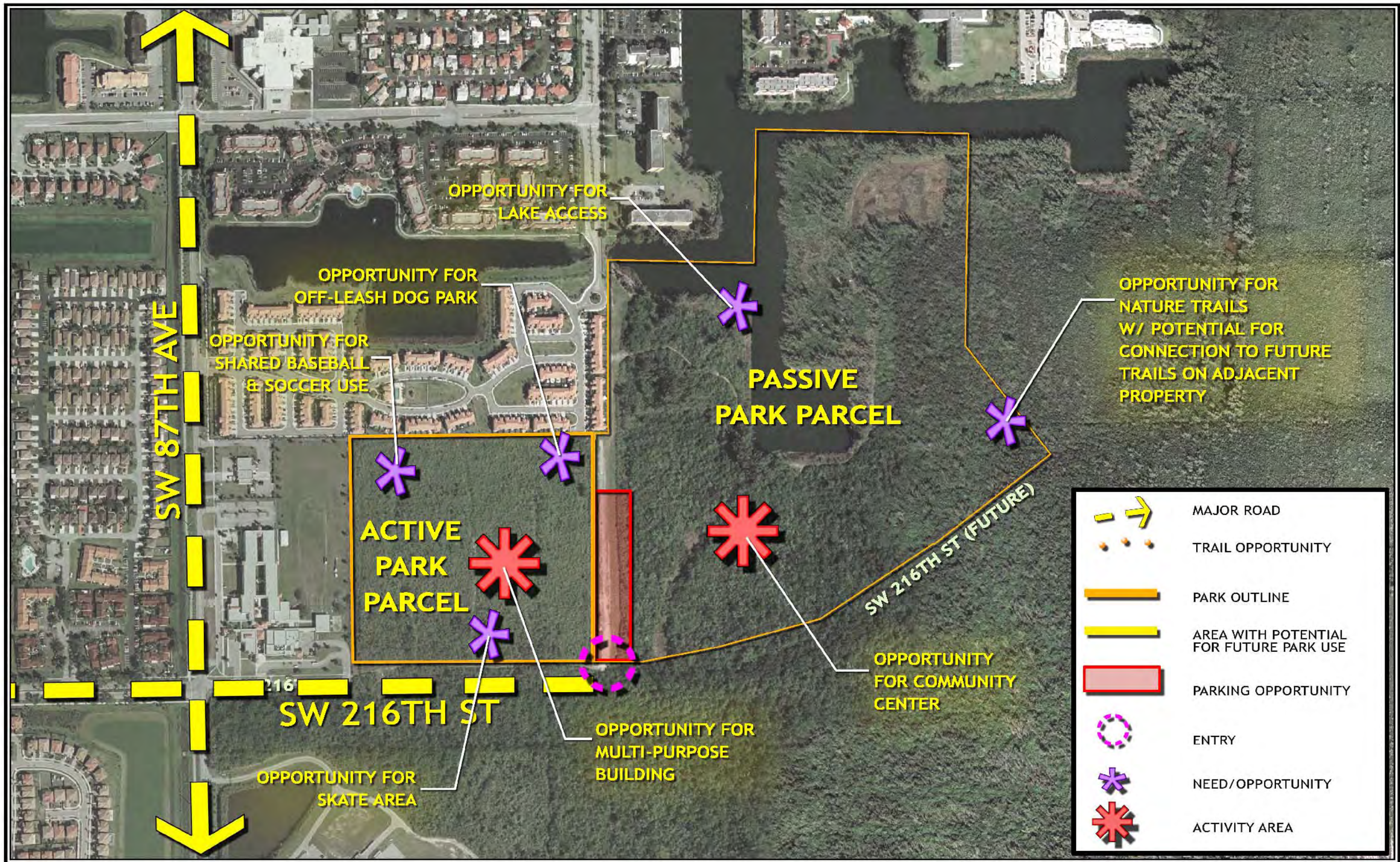


# Franjo Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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# Lakes by the Bay Park

## Existing Conditions Inventory Map

CUTLER BAY, FLORIDA



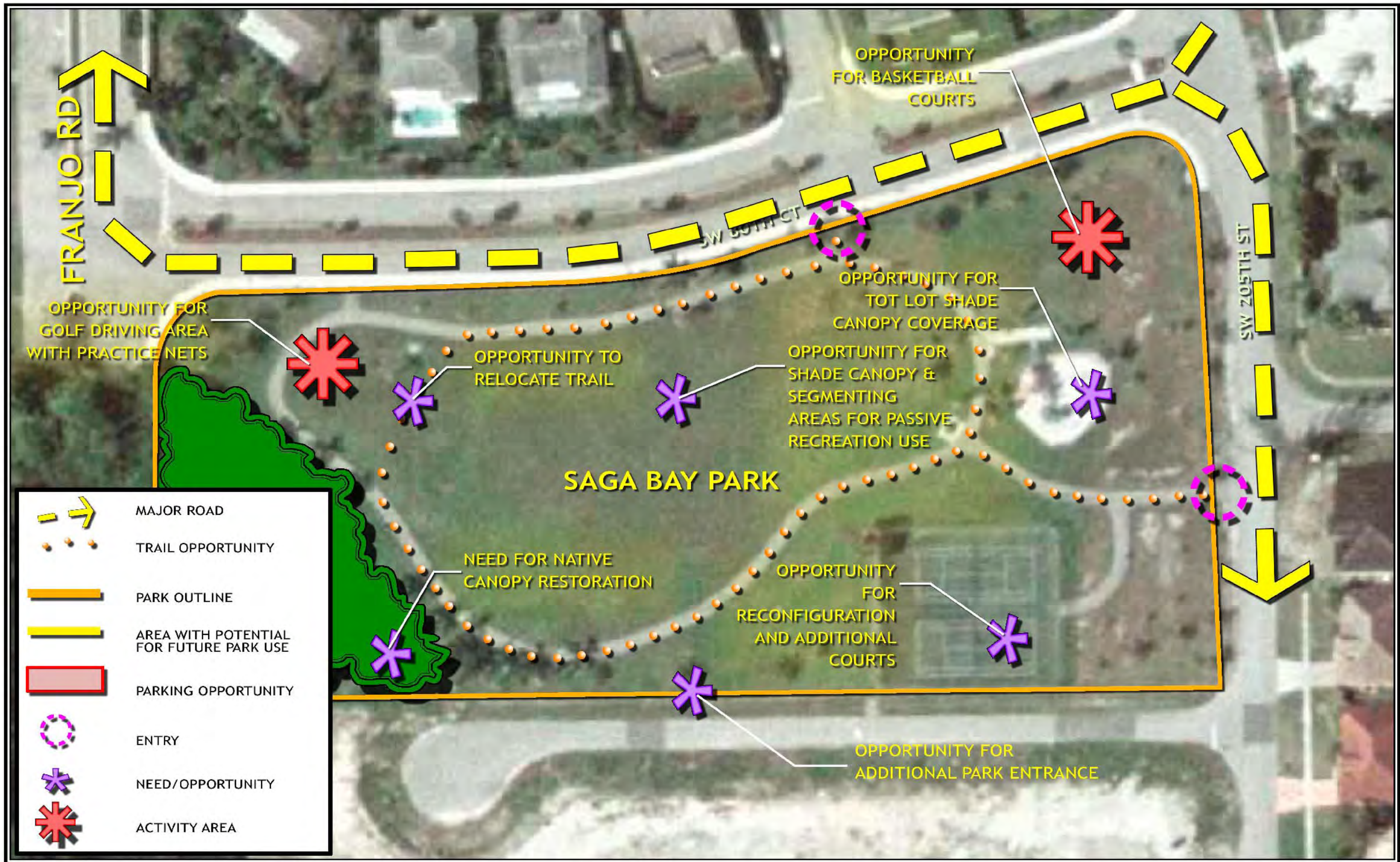


# Lincoln City Park

## Parks Masterplan

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# Saga Bay Park

## Parks Masterplan

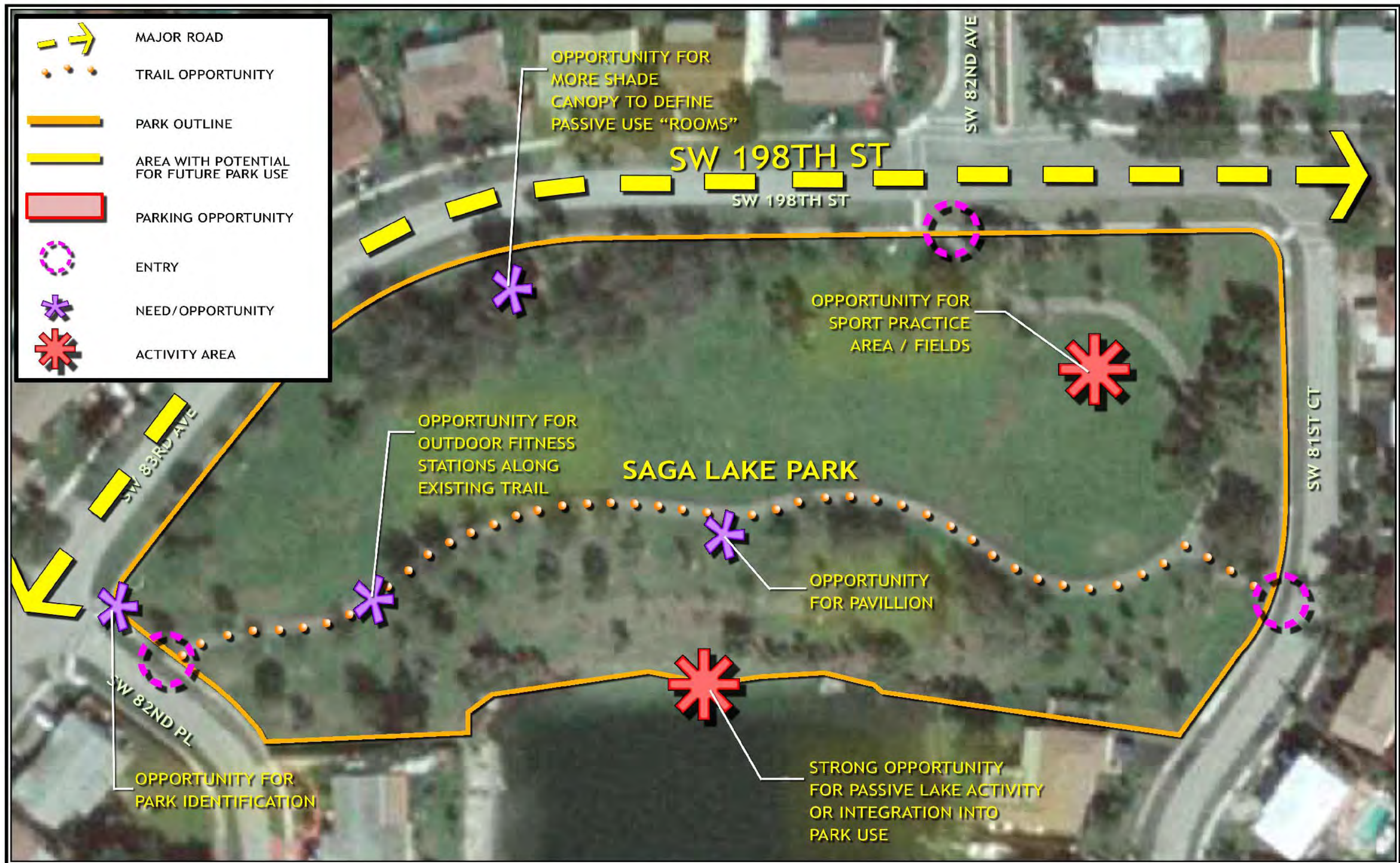
CUTLER BAY, FLORIDA

SCALE: 1"=30'-0"  
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# Saga Lake Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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# Whispering Pines Park

## Parks Masterplan

CUTLER BAY, FLORIDA

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 NORTH

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# Park Recommendations

## Park Improvements

After reviewing the analyses for the various parks, The Town Council and the Department of Parks and Recreation evaluated and selected items from the overall analyses that should be included in the future recommendations for the parks. These recommendations for implementation are included in this section of the master plan document. See the graphic maps following this section of the master plan for the recommended improvements to each Town of Cutler Bay Park.

### BEL AIRE PARK

The proposed improvements to Bel Aire Park include:

- A modified parking layout with parking for 75 vehicles
- A new vehicular access point on SW 185<sup>th</sup> Terrace
- A new park identification sign

- New benches, trash receptacles and drinking fountain
- Perimeter shade tree buffer and the removal of all exotic species found on-site
- Preservation of existing shade trees as well as Royal Palms along Franjo Road
- Tot lot with play equipment, poured-in-place rubberized safety surface, shade cover and fence enclosure
- Pedestrian scale lighting for parking lot and tot lot
- Renovations to the existing, multi-purpose building
- Relocation of the sports fields, with capability for regulation football, lacrosse and high school soccer
- The installation of Bermuda Sod for the sports fields
- The installation of Bahia Sod elsewhere within the park to maximize water and energy efficiency

- A 10' safety buffer surrounding the fields
- Bleachers with shade structures
- Relocation of the existing scoreboard and field lights
- New concrete walkways linking the proposed components
- Low profile wood rail fence



Bel Aire Park

# CUTLER BAY PARKS

Master Plan

## Park Recommendations– Continued

### CUTLER RIDGE PARK

The proposed improvements to Cutler Ridge Park include:

- Ridge Park include:
- A modified parking layout with parking for 108 vehicles
- Planting shade trees throughout parking lot islands
- Preserving existing canopy trees
- Planting additional canopy trees
- New benches, trash receptacles and drinking fountains
- Asphalt walk with outdoor fitness stations
- Two high school regulation soccer fields within the park limits and an additional field on the school property between the two park parcels
- Bleachers with shade structures
- Installing Bermuda Sod for playing fields
- Installing Bahia Sod in the remaining, pervious areas to maximize water and energy efficiency

- A central walk lined with shade trees that can be planted to memorialize community members
- Developing the “Cutler Ridge” formation parcel into an outdoor gathering place, including a pavilion and open, flexible space
- Selective preservation of canopy trees and topography to create shaded, natural amphitheater
- A commemorative, historical feature marking the significance of the ridge formation, as well as enhanced berms
- One new tennis court with chain link enclosure
- A parking lot, serving the “Cutler Ridge” parcel, that connects with the existing, elementary school parking lot
- Retain the Cutler Ridge Pool until such time the Town can identify funding to construct a new pool at a more viable location

### FRANJO PARK

The proposed improvements to Franjo Park include:



Franjo Park

- One, new regulation baseball field
- Bleachers with shade structures
- A shade tree buffer surrounding the park
- Benches, picnic tables, trash receptacles and drinking fountain
- Preserving the Royal Palms along Franjo Road and supplementing them with shade tree plantings throughout the swale
- New multi-purpose and maintenance buildings
- A tot lot with play equipment, rubberized safety surface and shade

cover

- The creation of passive use “pockets” created through shade tree plantings within park
- New batting cages and a pitching practice wall

### LAKES BY THE BAY PARK

The proposed improvements to Lakes by the Bay Park include:

- Acquiring and developing as park space the larger, eastern parcel.
- Dividing, roughly, of the park between active recreation (small, western parcel), passive recreation (central parcel) and conservation (large, eastern parcel).
- Selectively preserving native canopy throughout the eastern parcel.
- Creating a network of paved walks, unpaved trails and wooden boardwalks throughout the eastern parcel.
- Future connection of passive recreational walkways to future walkways through adjacent property



## Park Recommendations– Continued

- Picnic shelters and a picnic lawn on the central parcel
- Passive lake access and canoe/kayak launch
- An off-leash dog area
- A tot lot with play equipment, rubberized safety surface and shade cover
- A community center on the central parcel, with lawn area for outdoor events
- A shared parking lot between the two parcels
- Soccer fields
- Baseball fields
- A supervised skate area
- Basketball courts

- rights of way
- The conversion of a single-family home on one of the properties for use as a community center



Saga Bay Park

### LINCOLN CITY PARK

The proposed improvements to Lincoln City Park include:

- The acquisition of the five properties south of the park, as well as adjacent

- A park entrance from Ingraham Highway (Old Cutler Road)
- Creating a central parking area with spaces for approximately 30 vehicles

- Closing off access to Ingraham Avenue Road (Old Ingraham Road) and S.W. 99th Avenue from the park
  - A new park identification sign
  - A tot lot with play equipment, rubberized safety surface, and chain link fence enclosure
  - Asphalt walking trails
  - Planting a shade tree buffer around the park
  - Selective preservation of existing shade tree canopy
  - A horticultural and environmental showcase on the current park property, with walking trails and a pavilion at its center
  - New trash receptacles and drinking fountain

### SAGA BAY PARK

The proposed improvements to Saga Bay Park include:

- Clearing invasive, exotic plants from the park and replacing them with native, canopy trees
- Preserving and relocating the park's Royal Palms to enhance park walk
- Re-use the existing playground and add ,

# CUTLER BAY PARKS

Master Plan

## Park Recommendations – Continued

- a canopy/ shade cover
- Two new tennis courts
- Two new basketball courts
- A netted golf practice area
- A new park identification sign with enhanced plantings
- New benches, trash receptacles and drinking fountains
- Enhancing the park's entries with plantings
- Planting Bahia Sod in passive use areas to maximize water and energy efficiency
- Reconfiguring the asphalt walk through the park



Saga Lake Park

- A new park identification sign
- New benches, trash receptacles and drinking fountain

- An asphalt walk with outdoor fitness stations
- Installing a porous pavement system throughout the swale area to allow informal parking such as GrassPave or equal product
- A Bermuda Sod practice field for soccer with 10' safety buffer
- A baseball practice field with protective, backstop fence

### WHISPERING PINES PARK

The proposed improvements to Whispering Pines Park include:

- A youth-size baseball field on shared use park and school land
- New playground equipment
- Selective preservation of existing shade trees
- Concrete walk linking park elements
- An asphalt trail with outdoor fitness stations or contained exercise stations
- A new restroom facility
- Providing electrical and water service

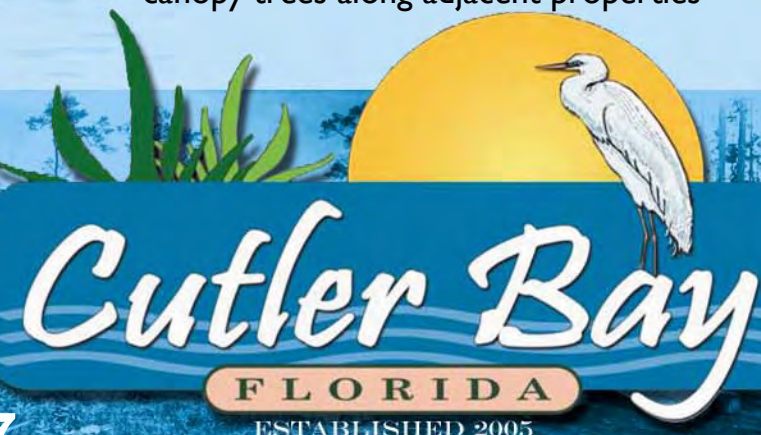
- connections to the park
- Removing all existing chain link fence and installing an ornamental fence around the park perimeter
- New benches, trash receptacles and drinking fountain
- Controlled access to Ned Glenn Nature Preserve for educational use
- Future connection to and development of trails through the Ned Glenn Nature Preserve
- Installing a porous pavement system throughout the swale area to allow informal parking such as GrassPave or equal product

### SAGA LAKE PARK

The proposed improvements to Saga Lake Park include:

- The creation of a beach area along Saga Lake
- The planting of a buffer hedge and canopy trees along adjacent properties

- A pavilion
- Selective preservation of existing canopy trees
- Planting canopy trees throughout park to provide shade
- Planting canopy trees to act as a division between active and passive recreation spaces





## Opinions of Probable Cost

Preliminary park improvement costs for each of Cutler Bay's seven parks have been prepared based upon the items depicted the "Recommendations—Parks Improvement" section of this document and are tabulated on the following pages.

Improvements to the Town's overall parks system, including property acquisition, are presented for consideration and the Town will review and select from the suggestions for future implementation.

The scope and magnitude of the proposed improvements may necessitate project prioritization and creative construction phasing. The final determination for the priority of the park work will be determined based on issues such as funding availability and grant resources, which will play a role in defining the work's priority and determining when the improvements can occur.

Opportunities for partnerships where costs can be shared or grant money can be awarded should be investigated. In-kind services such as materials, design fees and labor can be used as match dollars for many grant programs. Utilizing the Town's budgetary dollars to

leverage the improvements through grants is the best use of the Town's limited resources.

Site furnishings, lighting, earth work and miscellaneous site work have been included in this cost estimate to assist the Town in the planning of parks improvements. Potentially, these materials and services can be provided by the Town or in partnership with other public entities. Investigation of these opportunities is strongly encouraged.

Note on costs: Those costs were developed using 2008 construction values and should be reevaluated from time to time to be consistent with markup conditions. No costs for property acquisition have been prepared as a part of this master plan.

*The opinions of probable costs for each Town park can be found on the following pages of this section of the master plan. Each park improvements plan is presented with its opinion of probable cost on the facing page.*

### PROJECT TOTALS

*preliminary opinions of probable cost*

Bel Aire Park.....	\$1,303,980
Cutler Ridge Park.....	\$1,819,016
Franjo Park.....	\$2,170,350
Lakes by the Bay Park.....	\$7,747,305
Lincoln City Park.....	\$343,600
Saga Bay Park.....	\$919,590
Saga Lake Park.....	\$999,800
Whispering Pines Park.....	\$923,625
Total.....	\$16,227,266

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Consultant at this time (December 2008) and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

# CUTLER BAY PARKS

*Master Plan*



# Bel Aire Park

## Parks Masterplan

CUTLER BAY, FLORIDA

0 15' 30' 60'

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Bel Aire Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
Multi-Purpose Field	1	Fields	\$ 85,000.00	\$ 85,000.00
Relocated Field Lights	4	EA	\$ 20,000.00	\$ 80,000.00
Bleachers	2	EA	\$ 8,000.00	\$ 16,000.00
Shade Structure for Bleachers	2	EA	\$ 10,000.00	\$ 20,000.00
Playground w/ shade structure, safety surface, fence enclosure	1	EA	\$ 100,000.00	\$ 100,000.00
Renovate Existing Building	1	EA	\$ 150,000.00	\$ 150,000.00
<b>Sub-total</b>				<b>\$ 451,000.00</b>
<b>PEDESTRIAN PAVING</b>				
Concrete Plazas/Walks (complete)	6,075	SF	\$ 4.50	\$ 27,340.00
<b>Sub-total</b>				<b>\$ 27,340.00</b>
<b>SITE FURNISHINGS</b>				
Relocate Scoreboards	1	EA	\$ 2,000.00	\$ 2,000.00
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	6	EA	\$ 1,200.00	\$ 7,200.00
Trash Receptacles	5	EA	\$ 800.00	\$ 4,000.00
Drinking Fountain	1	EA	\$ 2,500.00	\$ 2,500.00
Flag Pole	1	EA	\$ 800.00	\$ 800.00
Tot Lot/Parking Lighting	16	EA	\$ 6,500.00	\$ 104,000.00
<b>Sub-total</b>				<b>\$ 135,500.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	71	EA	\$ 450.00	\$ 31,950.00
Sabal Palms	31	EA	\$ 900.00	\$ 27,900.00
Accent Trees	65	EA	\$ 350.00	\$ 22,750.00
<b>Sub-total</b>				<b>\$ 82,600.00</b>
<b>SOD &amp; GROUNDCOVER</b>				
Bermuda Sod	82,000	SF	\$ 0.60	\$ 49,200.00
Bahia Sod	58,000	SF	\$ 0.33	\$ 19,140.00
<b>Sub-total</b>				<b>\$ 68,340.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>PARKING LOT</b>				
Parking/Roadway (Asphalt, limerock, and stabilization)	1850	SY	\$ 35.00	\$ 64,750.00
Repave Existing Parking Lot (Asphalt)	1850	SY	\$ 16.00	\$ 29,600.00
Curbing	2880	LF	\$ 15.00	\$ 43,200.00
Handicap Spaces	2	EA	\$ 275.00	\$ 550.00
Striping	75	EA	\$ 12.00	\$ 900.00
<b>Sub-total</b>				<b>\$ 139,000.00</b>
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 144,600.00	\$ 144,600.00
New Vehicular Entrance	1	EA	\$ 10,000.00	\$ 10,000.00
Irrigation System Improvements	1	EA	\$ 50,000.00	\$ 50,000.00
<b>Sub-total</b>				<b>\$ 204,600.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 970,280.00</b>
<b>CONTINGENCY</b>	12%			<b>\$ 116,400.00</b>
<b>DESIGN &amp; ENGINEERING</b>	20%			<b>\$ 217,300.00</b>
<b>TOTAL</b>				<b>\$ 1,303,980.00</b>





# Cutler Ridge Park

## Parks Masterplan

CUTLER BAY, FLORIDA

0' 25' 50' 100'

DATE: JANUARY 2009

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Kimley-Horn and Associates, Inc.

**U R G**

URBAN RESOURCE GROUP

A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

Cutler Ridge Park				
Opinion of Probable Cost *				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
Soccer fields (goals, netting, lighting)	2	Fields	\$ 85,000.00	\$ 170,000.00
Practice Soccer Field (goals, netting)	1	Fields	\$ 72,250.00	\$ 72,250.00
Bleachers	6	EA	\$ 8,000.00	\$ 48,000.00
Shade Structures for Bleachers	6	EA	\$ 10,000.00	\$ 60,000.00
Outdoor Fitness Stations for trail (10 stations w/ safety surface/mulch)	1	EA	\$ 12,500.00	\$ 12,500.00
Tennis Courts (paving, nets, fencing)	1	EA	\$ 48,000.00	\$ 48,000.00
Pavilion	1	EA	\$ 75,000.00	\$ 75,000.00
<b>Sub-total</b>				<b>\$ 485,750.00</b>
<b>PEDESTRIAN PAVING</b>				
Asphalt Walkway (complete)	700	SY	\$ 27.00	\$ 18,900.00
Concrete Plazas/Walks (complete)	3,000	SF	\$ 4.50	\$ 13,500.00
<b>Sub-total</b>				<b>\$ 32,400.00</b>
<b>SITE FURNISHINGS</b>				
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	12	EA	\$ 1,200.00	\$ 14,400.00
Trash Receptacles	8	EA	\$ 800.00	\$ 6,400.00
Drinking Fountain	3	EA	\$ 2,500.00	\$ 7,500.00
Historical Marker	1	EA	\$ 15,000.00	\$ 15,000.00
Pedestrian Lighting	18	EA	\$ 6,500.00	\$ 117,000.00
<b>Sub-total</b>				<b>\$ 175,300.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	39	EA	\$ 450.00	\$ 17,550.00
Coconut Palm	25	EA	\$ 300.00	\$ 7,500.00
<b>Sub-total</b>				<b>\$ 25,050.00</b>
<b>SOD &amp; GROUNDCOVER</b>				
Bermuda Sod	225,000	SF	\$ 0.60	\$ 135,000.00
Bahia Sod	100,000	SF	\$ 0.33	\$ 33,000.00
<b>Sub-total</b>				<b>\$ 168,000.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>PARKING LOT</b>				
Repave Existing Parking Lot (Asphalt)	5070	SY	\$ 16.00	\$ 81,120.00
Striping	108	EA	\$ 12.00	\$ 1,296.00
<b>Sub-total</b>				<b>\$ 82,416.00</b>
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 176,500.00	\$ 176,500.00
Demolition of Existing Pool	1	EA	\$ 35,000.00	\$ 35,000.00
Irrigation System Improvements	1	EA	\$ 125,000.00	\$ 125,000.00
<b>Sub-total</b>				<b>\$ 336,500.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$1,353,416.00</b>
<b>CONTINGENCY</b>				<b>\$ 162,400.00</b>
<b>DESIGN &amp; ENGINEERING</b>				<b>\$ 303,200.00</b>
<b>TOTAL</b>				<b>\$1,819,016.00</b>

\* NOTE: As per Town Resolution #09-43, adopted June 17, 2009 the above opinion of probable cost does not include the cost of Cutler Ridge Pool renovation and/or replacement. Final Master Plan was adopted via Resolution #09-15, dated February 18, 2009 and amended via Town Resolution #09-43, dated June 17, 2009, after the final Master Plan was published.



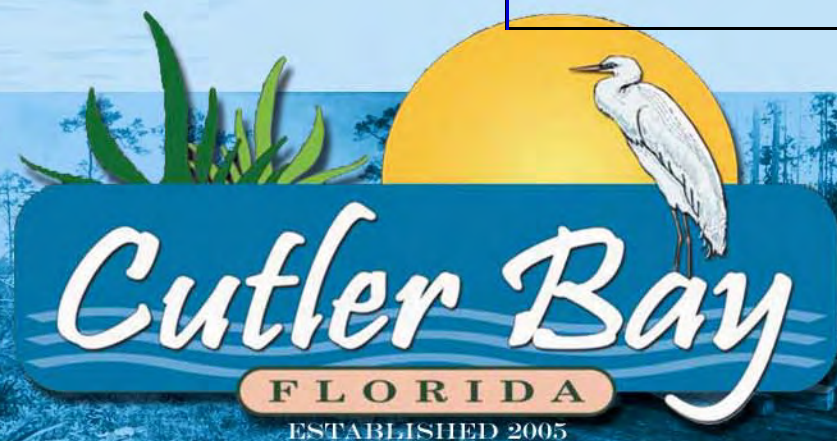


# Franjo Park

## Parks Masterplan

Franjo Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
330' Baseball Fields (fencing/ lighting/ infield mix/ dugouts)	1	Fields	\$ 195,000.00	\$ 195,000.00
Multipurpose/Restroom/Storage Bldg.	4,500	SF	\$ 130.00	\$ 585,000.00
Bleachers	2	EA	\$ 8,000.00	\$ 16,000.00
Shade Structure for bleachers	2	EA	\$ 10,000.00	\$ 20,000.00
Playground w/ shade structure, safety surface, fence enclosure	1	EA	\$ 100,000.00	\$ 100,000.00
Batting Cages	4	EA	\$ 23,000.00	\$ 92,000.00
Pitching Wall	1	EA	\$ 8,000.00	\$ 8,000.00
<b>Sub-total</b>				<b>\$ 1,016,000.00</b>
<b>PEDESTRIAN PAVING</b>				
Concrete Plazas/Walks (complete)	10,400	SF	\$ 4.50	\$ 46,800.00
<b>Sub-total</b>				<b>\$ 46,800.00</b>
<b>SITE FURNISHINGS</b>				
Scoreboards	1	EA	\$ 5,000.00	\$ 5,000.00
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	13	EA	\$ 1,200.00	\$ 15,600.00
Trash Receptacles	6	EA	\$ 800.00	\$ 4,800.00
Drinking Fountain	1	EA	\$ 2,500.00	\$ 2,500.00
Picnic Table	9	EA	\$ 800.00	\$ 7,200.00
<b>Sub-total</b>				<b>\$ 50,100.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	131	EA	\$ 450.00	\$ 58,950.00
Sabal Palm Trees	45	EA	\$ 900.00	\$ 40,500.00
Hedge Shrubs	650	EA	\$ 12.00	\$ 7,800.00
<b>Sub-total</b>				<b>\$ 107,250.00</b>
<b>SOD &amp; GROUNDCOVER</b>				
Bermuda Sod	82,000	SF	\$ 0.60	\$ 49,200.00
Bahia Sod	30,000	SF	\$ 0.33	\$ 9,900.00
<b>Sub-total</b>				<b>\$ 59,100.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 210,600.00	\$ 210,600.00
Demolition of Existing Building	1	EA	\$ 20,000.00	\$ 20,000.00
Irrigation System	1	EA	\$ 65,000.00	\$ 65,000.00
Parking Area Renovation	1	EA	\$ 40,000.00	\$ 40,000.00
<b>Sub-total</b>				<b>\$ 335,600.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 1,614,850.00</b>
<b>CONTINGENCY</b>				<b>\$ 193,800.00</b>
<b>DESIGN &amp; ENGINEERING</b>				<b>\$ 361,700.00</b>
<b>TOTAL</b>				<b>\$ 2,170,350.00</b>





# Lakes by the Bay Park

## Parks Masterplan

CUTLER BAY, FLORIDA

0 100' 200' 400'

DATE: NOVEMBER 2008  
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Kimley-Horn and Associates, Inc.

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Lakes By the Bay Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
330' Baseball Fields (fencing/ lighting/ infield mix/ dugouts)	2	Fields	\$ 195,000.00	\$ 390,000.00
225' Baseball Fields ( fencing/ lighting/ infield mix/ dugouts)	2	Fields	\$ 175,000.00	\$ 350,000.00
Regulation Soccer fields (goals, netting, lighting)	2	Fields	\$ 85,000.00	\$ 170,000.00
Restroom/Concession/Storage Bldg.	4,000	SF	\$ 130.00	\$ 520,000.00
Pedestrian/Parking Lighting	41	EA	\$ 6,500.00	\$ 266,500.00
Pavilion (30'x30') w/ conc. slab & lighting & bbq grills	3	EA	\$ 75,000.00	\$ 225,000.00
Baseball bleachers (5-row X 21')	8	EA	\$ 8,000.00	\$ 64,000.00
Shade Structure for baseball bleachers	4	EA	\$ 10,000.00	\$ 40,000.00
Playground w/ shade structure, safety surface, fence enclosure	2	EA	\$ 100,000.00	\$ 200,000.00
Basketball Courts w/ goals, fencing, asphalt painted play surface	4	EA	\$ 15,000.00	\$ 60,000.00
Canoe/Paddle Boat Dock	1	EA	\$ 17,500.00	\$ 17,500.00
Outdoor Fitness Stations for trail (10 stations w/ safety surface/mulch)	1	EA	\$ 12,500.00	\$ 12,500.00
<b>Sub-total</b>				<b>\$ 2,315,500.00</b>
<b>COMMUNITY/NATURE CENTER</b>				
Building shell, no exhibits	9,600	SF	\$ 175.00	\$ 1,680,000.00
<b>Sub-total</b>				<b>\$ 1,680,000.00</b>
<b>PEDESTRIAN PAVING</b>				
Asphalt Walkway (complete)	7,040	SY	\$ 27.00	\$ 190,080.00
Concrete Plazas/Walks (complete)	6,400	SF	\$ 4.50	\$ 28,800.00
Parking Lots (asphalt only)	6,735	SY	\$ 15.00	\$ 101,025.00
<b>Sub-total</b>				<b>\$ 319,905.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>SITE FURNISHINGS</b>				
Scoreboards	5	EA	\$ 5,000.00	\$ 25,000.00
Park Entrance Feature	2	EA	\$ 15,000.00	\$ 30,000.00
Benches	24	EA	\$ 1,200.00	\$ 28,800.00
Trash Receptacles	48	EA	\$ 800.00	\$ 38,400.00
Drinking Fountain	6	EA	\$ 2,500.00	\$ 15,000.00
Flag Pole	1	EA	\$ 800.00	\$ 800.00
<b>Sub-total</b>				<b>\$ 138,000.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	350	EA	\$ 800.00	\$ 280,000.00
Palm Trees	125	EA	\$ 800.00	\$ 100,000.00
Accent Shrubs	1000	EA	\$ 25.00	\$ 25,000.00
<b>Sub-total</b>				<b>\$ 405,000.00</b>
<b>MISCELLANEOUS</b>				
Sitework	1	LS	\$ 125,000.00	\$ 125,000.00
Skate Facility	1	LS	\$ 250,000.00	\$ 250,000.00
Dog Park (Off-Leash Area)	1	LS	\$ 60,000.00	\$ 60,000.00
Events Lawn (w/ irrigation, etc.)	1	LS	\$ 35,000.00	\$ 35,000.00
Paved trail and walkways - future phase	1	LS	\$ 150,000.00	\$ 150,000.00
Nature Trail (clear/grub/mulch)	12000	LF	\$ 6.00	\$ 72,000.00
Nature Trail - Interpretive signage	1	LS	\$ 25,000.00	\$ 25,000.00
Dog Park (Off-Leash Area)	1	LS	\$ 60,000.00	\$ 60,000.00
<b>Sub-total</b>				<b>\$ 777,000.00</b>
<b>SOD &amp; GROUND COVER</b>				
Athletic fields will be Bermuda turf, completed prior to				
Bahia Sod	300,000	SF	\$ 0.33	\$ 99,000.00
Seed & Mulch	300,000	SF	\$ 0.10	\$ 30,000.00
<b>Sub-total</b>				<b>\$ 129,000.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 5,764,405.00</b>
<b>CONTINGENCY</b>				12%
<b>DESIGN &amp; ENGINEERING</b>				20%
<b>TOTAL</b>				<b>\$ 7,747,305.00</b>





# Lincoln City Park

## Parks Masterplan

CUTLER BAY, FLORIDA

0 15' 30' 60'

NORTH

DATE: NOVEMBER 2008  
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Kimley-Horn  
 and Associates, Inc.

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 URBAN RESOURCE GROUP  
 A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

Lincoln City Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
Pavilion	1	EA	\$ 75,000.00	\$ 75,000.00
Playground w/ safety surface and fence	1	EA	\$ 90,000.00	\$ 90,000.00
<b>Sub-total</b>				<b>\$ 165,000.00</b>
<b>PEDESTRIAN PAVING</b>				
Asphalt Walkway (complete)	220	SY	\$ 27.00	\$ 5,940.00
<b>Sub-total</b>				<b>\$ 5,940.00</b>
<b>SITE FURNISHINGS</b>				
Benches	8	EA	\$ 1,200.00	\$ 9,600.00
Trash Receptacles	5	EA	\$ 800.00	\$ 4,000.00
Drinking Fountain	1	EA	\$ 2,500.00	\$ 2,500.00
<b>Sub-total</b>				<b>\$ 16,100.00</b>
<b>TREES/SHRUBS</b>				
Hedge Shrub	100	EA	\$ 12.00	\$ 1,200.00
<b>Sub-total</b>				<b>\$ 1,200.00</b>
<b>SOD &amp; GROUNDCOVER</b>				
Bahia Sod	33,000	SF	\$ 0.33	\$ 10,890.00
<b>Sub-total</b>				<b>\$ 10,890.00</b>
<b>PARKING LOT</b>				
Parking/Roadway (Asphalt, limerock, and stabilization)	290	SY	\$ 35.00	\$ 10,150.00
Curbing	170	LF	\$ 15.00	\$ 2,550.00
Handicap Spaces	1	EA	\$ 275.00	\$ 275.00
Striping	13	EA	\$ 12.00	\$ 156.00
<b>Sub-total</b>				<b>\$ 13,131.00</b>
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 33,300.00	\$ 33,300.00
Irrigation System Improvements	1	EA	\$ 10,000.00	\$ 10,000.00
<b>Sub-total</b>				<b>\$ 43,300.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 255,561.00</b>
<b>CONTINGENCY</b>	12%			<b>\$ 30,700.00</b>
<b>DESIGN &amp; ENGINEERING</b>	20%			<b>\$ 57,300.00</b>
<b>TOTAL</b>				<b>\$ 343,600.00</b>





# Saga Bay Park

## Parks Masterplan

CUTLER BAY, FLORIDA

0 15' 30' 60'

DATE: JANUARY 2009

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Kimley-Horn and Associates, Inc.

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Saga Bay Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
Golf Practice Area	1	EA	\$ 22,000.00	\$ 22,000.00
Basketball Courts w/ goals, fencing, asphalt painted play surface	2	EA	\$ 15,000.00	\$ 30,000.00
Restroom Building - Mens/Women's	550	SF	\$ 130.00	\$ 71,500.00
Tennis Courts (paving, nets, fencing)	2	EA	\$ 48,000.00	\$ 96,000.00
<b>Sub-total</b>				<b>\$ 219,500.00</b>
<b>PEDESTRIAN PAVING</b>				
Asphalt Walkway (complete)	260	SY	\$ 27.00	\$ 7,020.00
<b>Sub-total</b>				<b>\$ 7,020.00</b>
<b>SITE FURNISHINGS</b>				
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	10	EA	\$ 1,200.00	\$ 12,000.00
Trash Receptacles	8	EA	\$ 800.00	\$ 6,400.00
Drinking Fountain	3	EA	\$ 2,500.00	\$ 7,500.00
Shade Structure (over Existing Playground)	1	EA	\$ 30,000.00	\$ 30,000.00
Pedestrian Lighting	7	EA	\$ 6,500.00	\$ 45,500.00
<b>Sub-total</b>				<b>\$ 116,400.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	140	EA	\$ 450.00	\$ 63,000.00
Sabal Palm Trees	41	EA	\$ 900.00	\$ 36,900.00
Royal Palm Trees	11	EA	\$ 1,800.00	\$ 19,800.00
Coconut Palm Trees	15	EA	\$ 300.00	\$ 4,500.00
Hedge Shrub	100	EA	\$ 12.00	\$ 1,200.00
<b>Sub-total</b>				<b>\$ 125,400.00</b>
<b>SOD &amp; GROUNDCOVER</b>				
Bahia Sod	56,000	SF	\$ 0.33	\$ 18,480.00
<b>Sub-total</b>				<b>\$ 18,480.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>PARKING LOT</b>				
Parking/Roadway (Asphalt, limerock, and stabilization)	700	SY	\$ 35.00	\$ 24,500.00
Curbing	1200	LF	\$ 15.00	\$ 18,000.00
Handicap Spaces	1	EA	\$ 275.00	\$ 275.00
Striping	12	EA	\$ 12.00	\$ 144.00
<b>Sub-total</b>				<b>\$ 42,919.00</b>
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 90,000.00	\$ 90,000.00
New Vehicular Entrance	2	EA	\$ 10,000.00	\$ 20,000.00
New Pedestrian Entrance	1	EA	\$ 500.00	\$ 500.00
Convert Existing Entrance to Pedestrian Access	1	EA	\$ 4,000.00	\$ 4,000.00
Irrigation System Improvements	1	EA	\$ 40,000.00	\$ 40,000.00
<b>Sub-total</b>				<b>\$ 154,500.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 684,219.00</b>
<b>CONTINGENCY</b>				<b>\$ 82,106.28</b>
<b>DESIGN &amp; ENGINEERING</b>				<b>\$ 153,265.06</b>
<b>TOTAL</b>				<b>\$ 919,590.00</b>





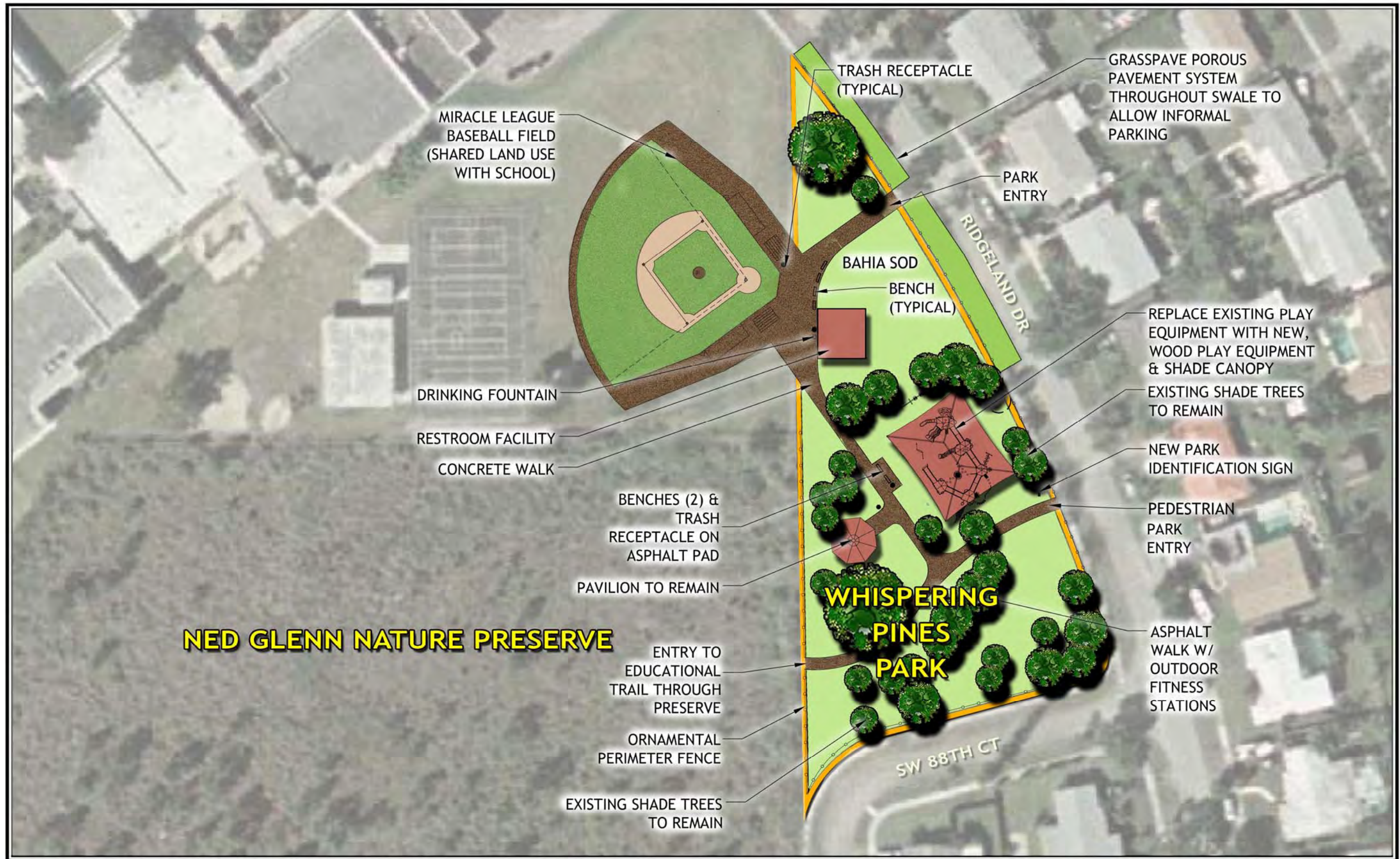
# Saga Lake Park

## Parks Masterplan

Saga Lake Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
Create Beach	1	EA	\$ 7,000.00	\$ 7,000.00
Pavilion	1	EA	\$ 75,000.00	\$ 75,000.00
Outdoor Fitness Stations for trail (10 stations w/ safety surface/mulch)	1	EA	\$ 12,500.00	\$ 12,500.00
Practice Baseball Field	1	Fields	\$ 148,750.00	\$ 148,750.00
Regulation Soccer fields (goals, netting, lighting)	1	Fields	\$ 85,000.00	\$ 85,000.00
<b>Sub-total</b>				<b>\$ 328,250.00</b>
<b>PEDESTRIAN PAVING</b>				
Asphalt Walkway (complete)	850	SY	\$ 27.00	\$ 22,950.00
GrassPave Porous	15,000	SF	\$ 7.00	\$ 105,000.00
<b>Sub-total</b>				<b>\$ 127,950.00</b>
<b>SITE FURNISHINGS</b>				
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	6	EA	\$ 1,200.00	\$ 7,200.00
Trash Receptacles	5	EA	\$ 800.00	\$ 4,000.00
Drinking Fountain	1	EA	\$ 2,500.00	\$ 2,500.00
<b>Sub-total</b>				<b>\$ 28,700.00</b>
<b>TREES/SHRUBS</b>				
Shade Trees	104	EA	\$ 450.00	\$ 46,800.00
Coconut Palm Trees	6	EA	\$ 300.00	\$ 1,800.00
Hedge Shrub	100	EA	\$ 12.00	\$ 1,200.00
<b>Sub-total</b>				<b>\$ 49,800.00</b>
<b>SOD &amp; GROUND COVER</b>				
Bermuda Sod	44000	SF	\$ 0.60	\$ 26,400.00
Bahia Sod	60,000	SF	\$ 0.33	\$ 19,800.00
<b>Sub-total</b>				<b>\$ 46,200.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 97,000.00	\$ 97,000.00
New Pedestrian Entrance	2	EA	\$ 500.00	\$ 1,000.00
Irrigation System Improvements	1	EA	\$ 65,000.00	\$ 65,000.00
<b>Sub-total</b>				<b>\$ 163,000.00</b>
<b>TOTAL FACILITIES COSTS</b>				
				<b>\$ 743,900.00</b>
<b>CONTINGENCY</b>				
	12%			<b>\$ 89,300.00</b>
<b>DESIGN &amp; ENGINEERING</b>				
	20%			<b>\$ 166,600.00</b>
<b>TOTAL</b>				
				<b>\$ 999,800.00</b>





# Whispering Pines Park

## Parks Masterplan



Whispering Pines Park				
Opinion of Probable Cost				
ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>FIELDS/COURTS/ FACILITIES</b>				
330' Baseball Fields (fencing/ lighting/ infield mix/ dugouts)	1	EA	\$ 195,000.00	\$ 195,000.00
Bleachers	2	EA	\$ 8,000.00	\$ 16,000.00
Shade Structures	2	EA	\$ 10,000.00	\$ 20,000.00
Restroom Building	1100	SF	\$ 130.00	\$ 143,000.00
Outdoor Fitness Stations for trail (10 stations w/ safety surface/mulch)	1	EA	\$ 12,500.00	\$ 12,500.00
Playground Equipment, Shade Canopy	1	EA	\$ 22,000.00	\$ 22,000.00
<b>Sub-total</b>				<b>\$ 408,500.00</b>
<b>PEDESTRIAN PAVING</b>				
GrassPave Porous	2,700	SF	\$ 7.00	\$ 18,900.00
Concrete Plazas/Walks (complete)	6,000	SF	\$ 4.50	\$ 27,000.00
<b>Sub-total</b>				<b>\$ 45,900.00</b>
<b>SITE FURNISHINGS</b>				
Park Entrance Feature	1	EA	\$ 15,000.00	\$ 15,000.00
Benches	6	EA	\$ 1,200.00	\$ 7,200.00
Trash Receptacles	4	EA	\$ 800.00	\$ 3,200.00
Drinking Fountain	1	EA	\$ 2,500.00	\$ 2,500.00
Ornamental Fence	1225	LF	\$ 25.00	\$ 30,625.00
<b>Sub-total</b>				<b>\$ 58,525.00</b>
<b>TREES/SHRUBS</b>				
Hedge Shrub	525	EA	\$ 12.00	\$ 6,300.00
<b>Sub-total</b>				<b>\$ 6,300.00</b>
<b>SOD &amp; GROUND COVER</b>				
Bermuda Sod	13000	SF	\$ 0.60	\$ 7,800.00
Bahia Sod	20,000	SF	\$ 0.33	\$ 6,600.00
<b>Sub-total</b>				<b>\$ 14,400.00</b>

ITEM	QTY	UNIT	INSTALLED COST	ITEM TOTAL
<b>MISCELLANEOUS</b>				
Sitework	1	EA	\$ 89,600.00	\$ 89,600.00
New Vehicular Entrance	1	EA	\$ 10,000.00	\$ 10,000.00
New Pedestrian Entrance	2	EA	\$ 500.00	\$ 1,000.00
Remove Existing Fence	1	LS	\$ 8,000.00	\$ 8,000.00
Irrigation System Improvements	1	EA	\$ 45,000.00	\$ 45,000.00
<b>Sub-total</b>				<b>\$ 153,600.00</b>
<b>TOTAL FACILITIES COSTS</b>				<b>\$ 687,225.00</b>
<b>CONTINGENCY</b>	12%			<b>\$ 82,500.00</b>
<b>DESIGN &amp; ENGINEERING</b>	20%			<b>\$ 153,900.00</b>
<b>TOTAL</b>				<b>\$ 923,625.00</b>



# Conservation and Protection

The Town of Cutler Bay's location in southern Dade County and its varied history of development present unique challenges to the development of recreation opportunities while remaining sensitive to the environment. The Town's proximity to natural resources presents the opportunity to engage the environment for recreational use while implementing protection and preservation for the continued enjoyment of future generations. The Town's parks will be valuable community amenities as long as the environmental quality remains at a high level and people enjoy spending time outdoors. The following section addresses concerns regarding threats to the Town and surrounding regional ecosystems and provides recommendations for short and long term actions to protect the Town's environmental infrastructure.

## ECOSYSTEM THREATS

While the impacts listed below are viewed separately, their cumulative effect on the ecosystem needs to be studied and understood. Often it is difficult to determine cause and effect when there are so many variables that could contribute to a specific result. Looking at these threats in a holistic way and partnering with other agencies to share the cost and prepared methodologies for understanding their impacts is necessary to provide strategies that will improve the local ecosystem.

## CLIMATIC CHANGES

The unprecedented rise in carbon dioxide since the start of the industrial revolution has led to rising global temperatures and a reduction in the size of the ozone layer and is a large-scale threat that affects all natural systems. While these issues are world-wide, they have a local impact on the Town of Cutler Bay. Action at the Town and County level such as assessing the amount of local tree cover



Waterway through Cutler Bay

and implementing reforestation plans to off-set impervious development can improve the local environment and cumulatively can help to mitigate local impacts.

## HYDROLOGIC ALTERATION AND WATER QUALITY

Drought and excessive pumping can cause surface water to be pulled down into the groundwater system and can influence groundwater quality. Continued

reductions in the levels of fresh ground water due to increased impact to the natural systems from development can lead to saltwater intrusion and can adversely affect ground water quality.

Water contamination can also be caused by excessive fertilization, improperly functioning injection wells or drainage wells, leaking underground storage tanks, excessive use of pesticides, septic tanks, polluted surface waters and spills can contribute to water quality degradation. Proper irrigation

system calibration, organic fertilization programs, and staff training are some methods of ensuring that the Town recreation staff is educated and operating sensitively with regard to water quality.

## HABITAT DEGRADATION, FRAGMENTATION AND LOSS

Miami-Dade County's development history has resulted in a high rate of degradation to natural systems and



## Conservation and Protection– Continued

widespread habitat destruction and fragmentation. Extensive modifications to surface hydrology, including the alteration of natural drainage conveyance systems that historically discharged to Biscayne Bay, resulted in severe impacts to the aquatic communities of South Florida. Because the majority of the historic watershed has been altered, the remaining natural lands are important because they protect and preserve water resources of the bay and provide habitat areas for wildlife. Much of the remaining natural land in the area of Cutler Bay occurs at the Town's eastern edge and within the National Park Service lands along the bay. These natural areas should be preserved.

### EXOTIC INTRUSION

The invasion of exotics species into native plant and animal communities is recognized as one of the most

dangerous threats to Florida's environment. Plant exotics such as Brazilian Pepper, Melaleuca, and Australian Pine and animal exotics such as the Cuban Tree Frog, Burmese Python, and Green Iguana should be targeted for removal and control. Formal procedures need to be developed to identify, document and control these exotic plants and animals within the Town's parklands and waterways.



*Brazilian Pepper growing at Bel Aire Park*

### ENDANGERED POPULATIONS

There are many endangered animal species that are native or make their migratory homes in Florida. Various mammals and songbirds contribute to the rich fauna that can be found in South Florida. One of the best known and most unique of Florida's endangered animals is the Manatee. Collisions with boats, entanglement in crab traps or fishing nets and natural threats such as red tide continue to jeopardize their long-term survival. While the manatee is just one example of an animal species in need of protection, there are several that exist within the region surrounding Cutler Bay. Therefore, it is important to address actions occurring within Cutler Bay that may have long-reaching impacts in the surrounding ecosystems.

### RECOMMENDATIONS

The following items are a list of short-term and long-term recommendations that the Town may investigate for implementation.

#### *Deed Restrictions for Parklands*

Require that all park lands, present and future, become development restricted so that they remain passive park lands into the future.

#### *Exotic Species Control*

Formal procedures should be developed to identify, document and control exotic plant species within the Town's parklands

# CUTLER BAY PARKS

## Master Plan

## Conservation and Protection– Continued

and waterways. First and foremost, educate maintenance staff and the owners of properties adjacent to park lands to identify exotic plants and encourage them to participate in exotic plant control and removal programs. A combination of control methods may be necessary, based on site conditions, including: selective herbicide treatments, removal and stump treatment, and/or controlled burns.

The Town should document the locations of sensitive native plant species within Cutler Bay by field assessment and by updating the Florida Native Plant Society's Native Plant Database. The Town should also encourage native planting on Town properties and through other public programs.

Formal procedures should be developed to identify, document and control exotic animal species within Cutler Bay parklands and waterways. A variety of methods should be investigated in cooperation with State and Federal programs to insure that these species are not allowed to displace or destroy native species.

### Education

Programs should be developed to promote the value of the Town's natural areas and park space. This could be accomplished by working with interested organizations to create programs that educate and practice protection and conservation.

Town park lands should be made available for environmental education and scientific research by partnering with local organizations, schools and universities to provide opportunities for examination and study of these unique natural resources.

### Preserve Environmental Lands

Land acquisition and preservation through land-use or zoning designation is the most effective approach to protecting ecologically significant areas and preserving the scarce, remaining open spaces of Cutler Bay. The Town should acquire strategic

properties for natural restoration and preservation. The Town should also acquire previously-developed parcels and properties for reversion to open spaces, parklands, preserves and natural areas. These properties could offer education and passive/ interpretive recreation programming opportunities.

A open space/ green space master plan should be developed for the Town. This type of planning document could not only identify properties for acquisition, but also recommend conservation through zoning and development standards.



Native habitat at Lincoln City Park degraded by invasive exotics



# Acquisition

Cutler Bay is extensively developed and as a result, undeveloped open space is scarce. Because of the limited natural areas within the town, the acquisition of property for preservation as open, park space is critical. The Town expressed a desire to acquire such property and, through the course of the public meetings, identified several, specific properties with the potential for acquisition and development as park land. This section makes recommendations for the Town's general strategy of park land acquisition and provides an overview of some of the properties identified as potential sites for future park use.

## IN GENERAL

The Town should continually analyze and evaluate current and future opportunities to acquire property as it becomes available. A park land acquisition plan should be prepared to complement the master plan and to assist in prioritizing future park

acquisitions. Several partnership opportunities exist for the planning, preservation and connection of open space and the Town should pursue these as well. In the future development of park spaces and preservation areas, the town should work with local, state and federal organizations and planners to achieve park solutions that maximize the benefit to both the Town and the surrounding region. The Town, and more specifically the Department of Parks and Recreation, should maintain contact with the community to keep abreast of any previously developed properties which could be reverted to open space.

## POTENTIAL PARK ACQUISITIONS

The following is a brief overview of several properties identified as potential sites for future parks. The sites are numbered, corresponding to the Potential Park Site Map on the following page. The numbers do not indicate any priority of the acquisitions, which should be determined by the Town in a park

land acquisition plan. This overview is intended to identify sites in need of protection as open space that do not currently have a planned, Town park use. The county-owned parcel of Lakes by the Bay Park, therefore, is not included in this list, but its acquisition by the Town is encouraged, nonetheless. Specific park acquisition opportunities include: (Numbers correspond with the Potential Park Site Map on page 60.)

1. Located on land next to Cutler Ridge Middle School, is currently vacant land. This space, if acquired or developed under a shared use agreement, should include features for use by the adjacent school and cater to the middle school age group. There is an opportunity to develop formal, lighted baseball fields on this site.
2. Located just south of Cutler Ridge Park, is comprised of several parcels on either side of Bahia Drive. The southern parcel is currently vacant

land. The northern parcel is the site of a church and school, which is also adjacent to Cutler Ridge Elementary. Opportunities for these parcels include adding more sports fields, creating a skate area and increasing parking.

# CUTLER BAY PARKS

Master Plan

## Acquisition-Continued

3. Which is comprised of several properties adjacent to Lincoln City Park, has previously been identified as an opportunity and is recommended for acquisition. Because there are five, separate parcels involved in the recommended acquisition, development may require phasing. In the case that it becomes necessary to acquire the parcels at different times, the Park Improvements Plan for Lincoln City Park in this document should guide the Department of Parks and Recreation in the creation of a phasing plan.
4. A newly created wetlands area, is located at the end of 97<sup>th</sup> Avenue, south of 224<sup>th</sup> Street. This site has a heavy bird population, and there is an opportunity to create a bird-themed preserve within a future park. This site should be maintained as a natural, educational showcase, with the development of trails and boardwalks through the wetlands. The Town

should pursue the abandonment of the 97<sup>th</sup> Avenue right of way between 224<sup>th</sup> Street and 236<sup>th</sup> Street to increase dedicated, open space and discourage future, vehicular development. There exists the opportunity to promote pedestrian and bicycle access to the park, particularly through connection to the Old Cutler Bike Path via 97<sup>th</sup> Avenue.

5. Owned by the South Florida Water Management District, occupies the southernmost portion of Cutler Bay. It is adjacent to the water treatment plant south of the Town. The property has been identified as part of the Biscayne Bay Coastal Wetlands area and should be restored as native wetland habitat. The property should be acquired by the town and developed as an educational, wetland showcase in conjunction with property 4. Also, there is an opportunity to connect the Old Cutler Bike Path with the Biscayne Trail, which runs down 87<sup>th</sup> Avenue to

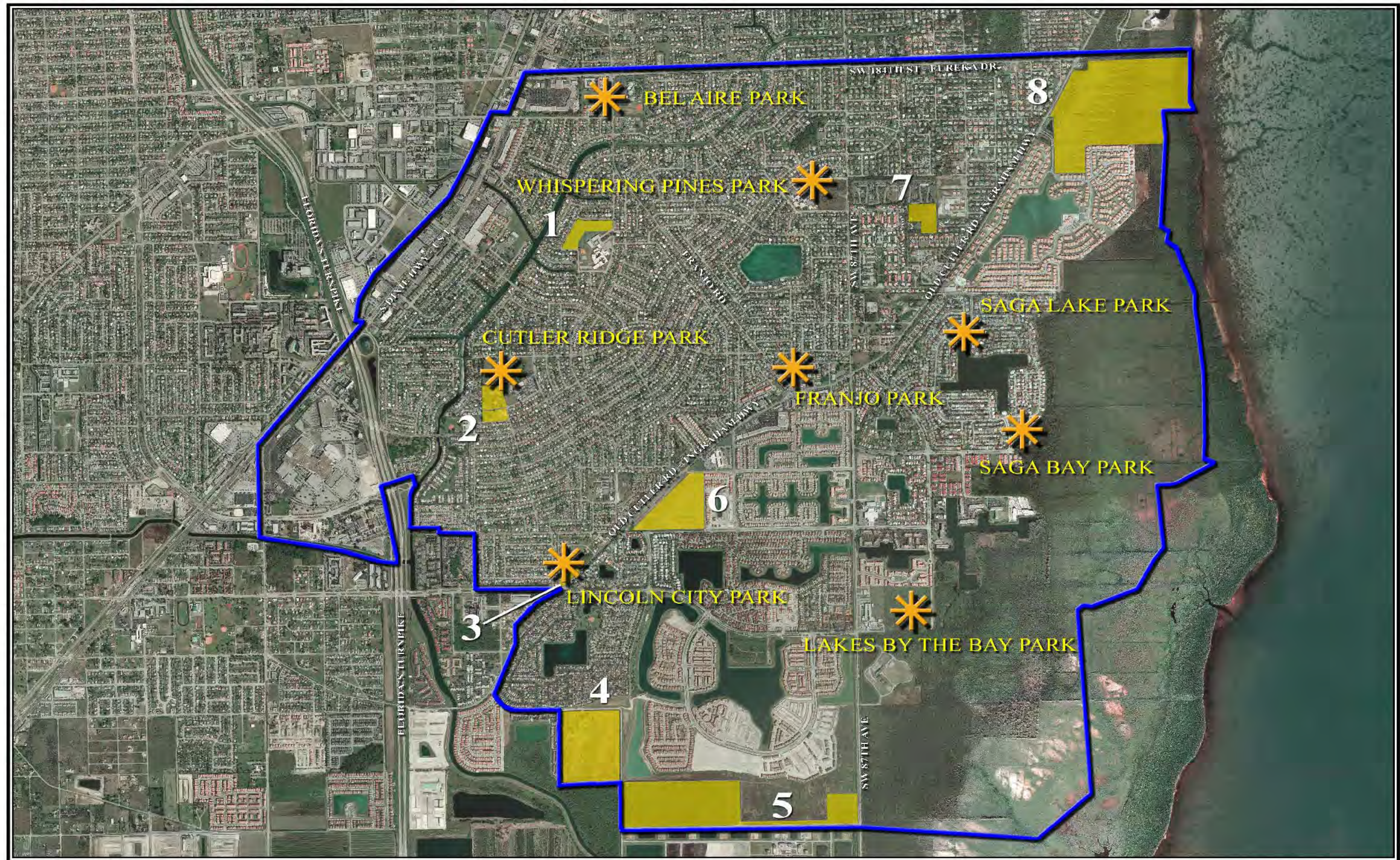
Black Point, by adding a bike lane just south of 229<sup>th</sup> Street.

6. Known as the “Potato Field”, is a 30 acre vacant lot on Old Cutler Road and 212<sup>th</sup> Street. The Town should acquire 8-10 acres for the development of a park. Because of the site’s central location within Cutler Bay, there is a strong opportunity for the creation of a civic plaza or town center. The Town should also attempt to acquire the remainder of the property for restoration as a native habitat and educational park.
7. Located on 190<sup>th</sup> Street between SW 87<sup>th</sup> Avenue and Old Cutler Road, is currently owned by a retirement village. The site is approximately 9 acres in size and could be developed as a passive use park. It has the opportunity to be developed as a town or community center as an alternate to the “Potato Field” location. However, this site is somewhat isolated and not

as centrally located as the “Potato Field” which is, therefore, the preferred location for a large, town center. This site would be more appropriate for the development of a large, community center to serve neighborhood resident needs.

8. Which is undeveloped, natural space at the Town’s northeastern limit, has also been identified as part of the Biscayne Bay Coastal Wetlands area. A 9 acre park has been planned on the site by the federal government as part of the Coastal Wetlands Restoration Project. The Town should work to acquire this park, where there is an opportunity for an observation tower and small parking area. Additionally, the Town should pursue the acquisition of the surrounding lands for preservation and the creation of a natural, educational area.





# Potential Park Site Map

## Parks Masterplan

CUTLER BAY, FLORIDA

SCALE: 1"=1000'-0"  
 0 500' 1000' 2000'

DATE: JUNE, 2008

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# Park Access

Adequate pedestrian access to parks is a goal for all parks and recreation systems to strive. These alternate, pedestrian-friendly transportation networks can be accomplished in the form of: sidewalks, dedicated bicycle lanes, and shared multi-use paths, also called greenways.

As stated in NRPA's Park, Recreation, Open Space and Greenway Guidelines, greenways "... tie park system components together to form a cohesive park environment." They provide recreational opportunities for walkers, joggers, bicyclists and other non-motorized uses.

Greenways also link the various components of a recreation system including community facilities such as schools, libraries and other parks. Greenways can be located in a variety of settings and can be utilized for active and passive recreation activities.

For the purposes of this master plan, we will classify greenways into three

categories: Ecological, Recreational and Cultural.

- **Ecological** greenways are typically located through or along natural environments such as canals, preserves, and coastal areas. These greenway trails provide connections to nature, protect and maintain biodiversity, minimize development and provide for wildlife migration across natural and manmade boundaries.

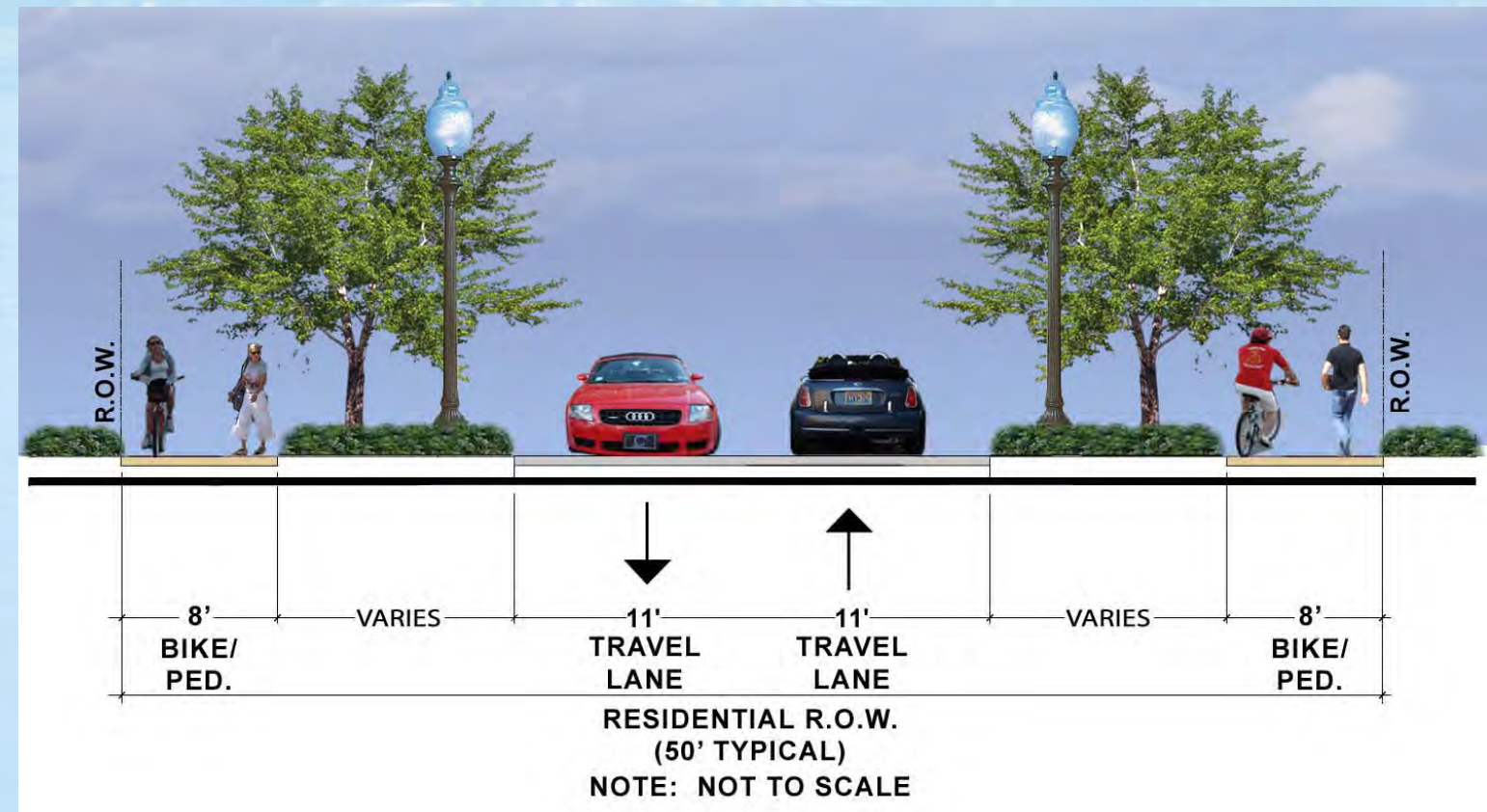
- **Recreational** greenways link elements through areas of diversity and significant landscapes. These can be located in rural or urban settings and range in size from local trails to international systems.

- **Cultural** greenway trails connect historically or culturally significant elements. These types of trails include elements for tourism,

education, recreation and transportation. Economic benefit can be gained from cultural greenways by connecting housing and neighborhoods with retail businesses, incorporating flood prevention elements, and

providing infrastructure for commuting, among many other possibilities.

The scope of this master plan cannot fully accomplish a Town-wide pedestrian circulation study, or a greenway master plan. This master plan



Typical roadway section featuring dedicated bike/pedestrian facilities





## Park Access - Continued

recommends that the Town of Cutler Bay contract for a proper study to determine:

- Desired destinations and connections within the community.
- Design parameters for designating appropriate space, separating pedestrians and bicyclists from vehicular traffic, and addressing visibility and security.
- Coordinate between adjacent jurisdictions for appropriate connections to current and future trail systems.
- Identify public transit connection opportunities.
- Design appropriate accessory facilities, such as restrooms or shade features.
- Assess canopy tree cover and address protection, replacement, and planting.
- Specify appropriate pedestrian furnishings.
- Determine compatibility of existing facilities with Florida Accessibility Code .
- Establish standards for funding and development.

- Identify potential 'blueways' for canoe/kayak users.
- A detailed classification system established for trail systems, including:
  - Hiking/Nature/Interpretive
  - Bicycle/Jogging
  - Exercise/Fitness
  - Transportation

### Vehicular Access and Parking

Many park systems find themselves with a shortage of parking in their park systems. Land development code may identify parking space allocations for recreation facilities, but in general, a successful park will have an appropriate number of parking spaces in an appropriate location. Appropriate parking definitely plays a role in determining the safety and quality of the park user's experience while visiting a Town park facility.

Many related factors need to be analyzed to ensure adequate parking is provided at each park site. These variables include access to public transportation,

population density, neighborhood pedestrian access, anticipated park user groups, facility use, and opportunities for shared parking with adjacent land uses.

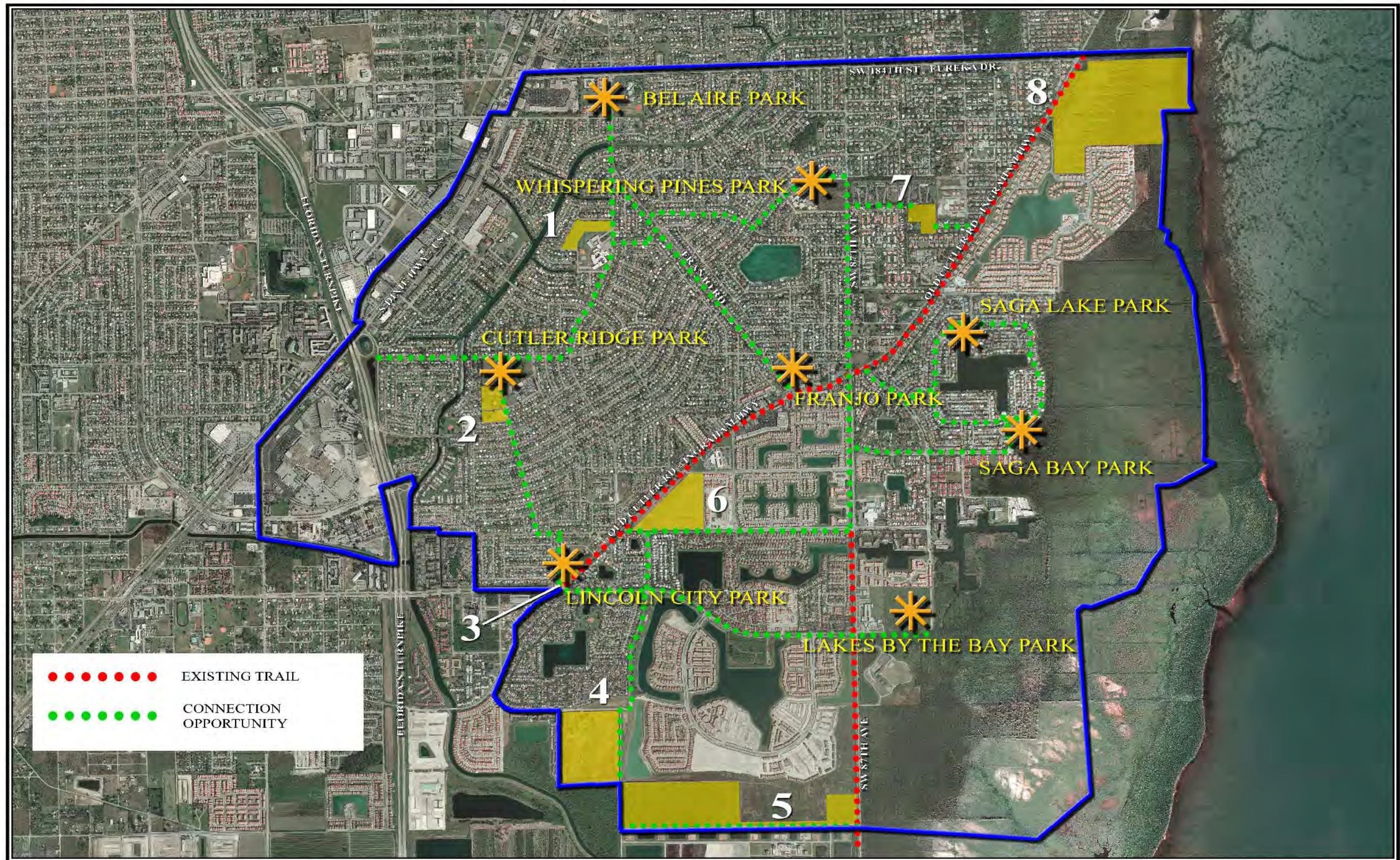
Typically, large sports fields, such as baseball/softball, soccer, and football require large areas dedicated to parking. These community-type park features are primarily accessed by car, as opposed to neighborhood parks which are more pedestrian-friendly.

The Town of Cutler Bay parks and recreation system should develop specific recreation parking standards specific to the uses and parks associated with this development of this master plan. In most cases, parking has been identified and quantified in the concept plans presented in this document. For new facilities and for the more detailed design efforts required to advance the park design process, additional parking study may be warranted.



# CUTLER BAY PARKS

*Master Plan*



# Interconnective Opportunities Map

SCALE: 1"=1000'-0"  
 0 500' 1000' 2000'  
 DATE: JUNE, 2008  
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# Partnership Opportunities

During the enhancement process for the Cutler Bay parks, financial support and in-kind services from businesses, community organizations, and governmental agencies will be useful in completing the construction of the projects. The Town's Department of Parks and Recreation is interested in working with these groups to enable the construction of key project elements (i.e., trails, access points, signage, vegetative enhancements, play areas and public art). Individuals or organizations that assist in the development of the Town's parks will be known as partners and will be recognized as such in an appropriate manner.

Several partnership opportunities have been identified for the parks of Cutler Bay. These opportunities are considered integral components of the parks projects; without some type of partnership, their inclusion in the project may not be possible. These partnerships can take several forms including direct financial support, maintenance of an area, plantings, donations of land, or use of facilities that will assist the Town's Department of Parks and Recreation in the implementation of the Master Plan.

Some of the more notable partnerships that could be explored by the Department of Parks and Recreation include:

- ◆ Miami-Dade County Public Schools
- ◆ Bay Point Schools
- ◆ South Florida Water Management District
- ◆ Boy Scouts of America
- ◆ Girl Scouts of Tropical Florida
- ◆ The Children's Trust
- ◆ Florida After School Alliance
- ◆ Aspira of Florida
- ◆ The Beacon Council
- ◆ Florida Power and Light
- ◆ Cutler Bay Business Association
- ◆ US Green Building Council, South Florida Chapter
- ◆ Citizens for a Better South Florida
- ◆ Kendall South Dade Kiwanis Club
- ◆ Florida Department of Transportation
- ◆ Division of Cultural Affairs
- ◆ Florida Brownfield Association
- ◆ Florida Native Plant Society
- ◆ Division of Forestry, State of Florida
- ◆ Miami-Dade County Parks and Recreation
- ◆ Florida Trails Association
- ◆ Florida Yards and Neighborhoods Association
- ◆ Miami-Dade DERM
- ◆ Chamber South
- ◆ The Nature Conservancy
- ◆ The Trust for Public Land
- ◆ Hands on Miami
- ◆ Sierra Club
- ◆ YMCA/ YWCA
- ◆ The Conservation Fund
- ◆ National Park Service
- ◆ TREEmendous Miami
- ◆ Historical Museum of South Florida
- ◆ Dade Heritage Trust
- ◆ Perrine Baseball and Softball Association
- ◆ Florida Swimming, Inc.
- ◆ Florida Sports Foundation
- ◆ University of Florida Extension Service
- ◆ Miami-Dade County Public Health Trust
- ◆ Visit Florida
- ◆ Miami-Dade County Water and Sewer Department

# CUTLER BAY PARKS

## Master Plan

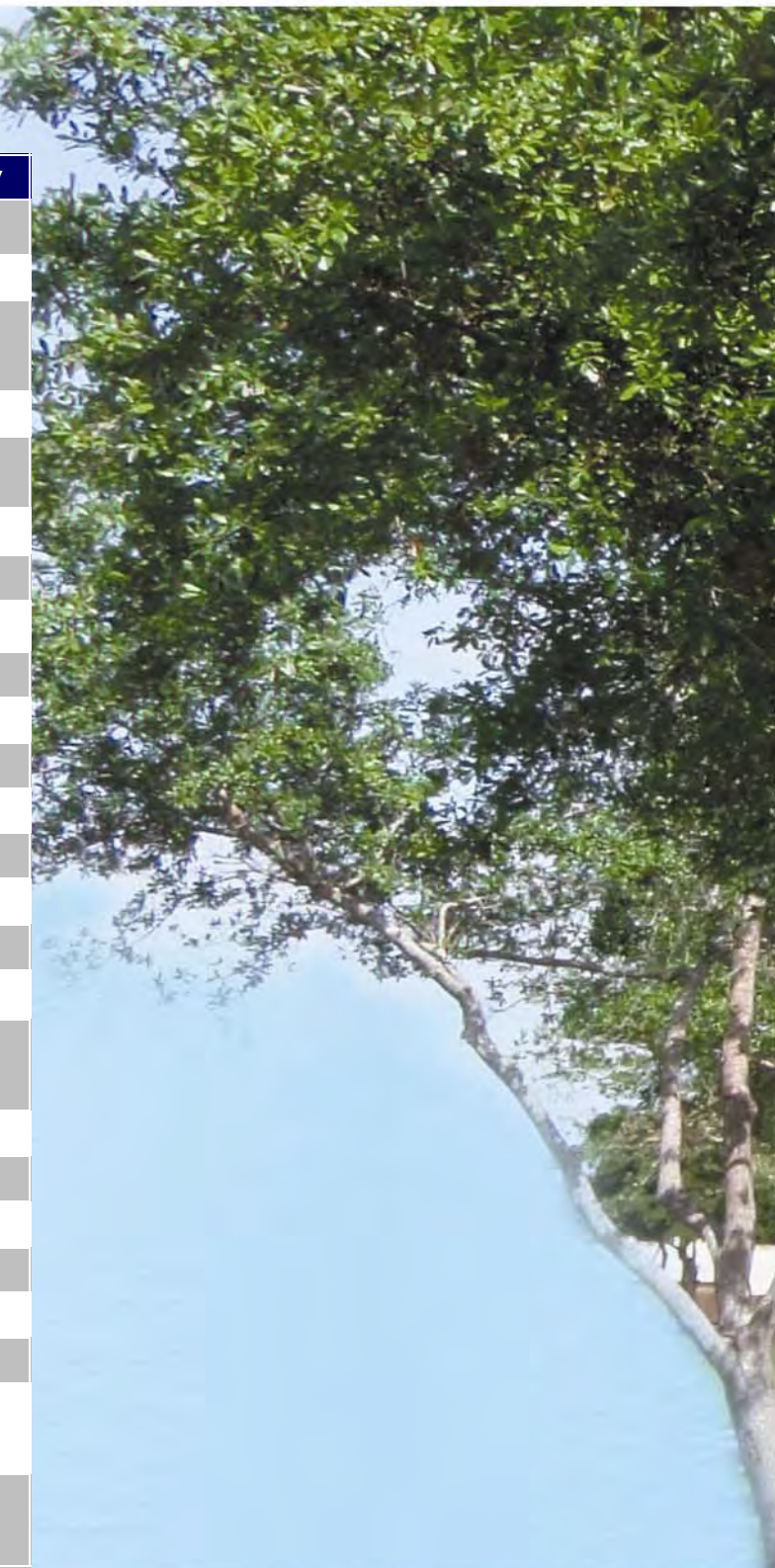
# Funding Analysis

The development of the seven Town parks, future park property acquisition, and development of additional parks can be funded through a variety of sources. The design team investigated grant opportunities for the types of enhancements proposed in the Town of Cutler Bay Parks Master Plan. The following spreadsheet contains the summary of the grants available, the funding source, maximum dollar amount awarded, the match dollars required and anticipated grant due dates.

NO.	GRANT NAME	DUE DATE	(%) PERCENT TO MATCH	AWARD MAX	PRIVATE	GOV
1	Kodak American Greenways Award Program	June 15	Not Applicable	\$2,500	✓	
2	Recreational Trails Program (RTP)	Advertised Cycle	Contact state RTP coordinator for details	VARIES		✓
3	Transportation Enhancement Program (TEP)	Early Spring - Contact FDOT	Contact state TEP coordinator for details	VARIES		✓
4	Florida Greenways and Trails Land Acquisition Program	Advertised Cycle - Contact FDEP	Not Applicable	VARIES		✓
5	Florida Recreation and Development Program	Late Summer or Fall each year	Based on graduated scale 0-50%	\$200,000		✓
6	Land and Water Conservation Fund Program	Varies - Contact LWCFP	50% Match	VARIES		✓
7	National Trails Fund	November 1	Not Applicable	\$5,000	✓	
8	Urban and Community Forestry Program	Sept. - Contact Div. of Forestry	50% Match from non-federal source	VARIES		✓
9	Federal Lands to Parks	Throughout Year	Not Applicable	VARIES		✓
10	Rivers, Trails and Conservation Assistance Program	August 1	Not Applicable	VARIES		✓
11	Miami-Dade Safe Neighborhood Parks Bond Program	Contact SNP Advisory Board	Not Applicable	VARIES		✓
12	Water Savings Incentive Program	Advertised Cycle	50% Match	VARIES		✓
13	Alternative Water Supply Program	June 1	Contact SFWMD for details	40% of const. cost		✓
14	Partners for Fish and Wildlife Program	No specific deadline	Contact State Partners	\$25,000		✓
15	State Revolving Fund (SRF) Loan Program for Water Pollution Control	Multi-step process – see details	Loan does not have matching requirements. SRF funds can be used as a match to other programs	VARIES		✓
16	Environmental Education Grant	Mid-November - Contact EPA	Must be non-Federal and at least 25% of the project	\$50,000 to \$100,000		✓
17	Upland Plant Management Program	Contact FDEP	Contact Southeast Working Group for details	VARIES		✓
18	Innovative Recycling/Waste Reduction Grant	Fall - Contact FDEP	Contact coordinator for details	VARIES		✓
19	Coastal Partnership Initiative	Contact FDEP	I:I. Must be non-Federal	VARIES		✓
20	Nonpoint Source Management Program	May 23	Contact State Coordinator for details	VARIES		✓
21	Tony Hawk Foundation	October 1 or March 2	Unknown	\$25,000	✓	
22	Wal-Mart State Giving Program	June 25, September 25 or December 19	Unknown	VARIES	✓	
23	Wal-Mart Community Grant Program	Contact local Wal-Mart	Unknown	VARIES	✓	
24	Economic Development Transportation Fund	Must apply to Enterprise Florida for approval	Contact Enterprise Florida	VARIES		✓
25	EPA Brownfields Program Grants	Contact EPA	Contact coordinators for information	VARIES		✓
26	KaBOOM! Community Partner/Challenge Grants	Varies - Contact KaBOOM!	Match required. Contact coordinators for information	VARIES	✓	



NO.	GRANT NAME	DUE DATE	(%) PERCENT TO MATCH	AWARD MAX	PRIVATE	GOV
27	Startup Grant for Biological Gardens & Zoological Parks	June 30	Contact ERSI for details	VARIES	✓	
28	GoGirlGo! Grant Program	May 9	Contact Women's Sports Foundation for details	VARIES	✓	
29	Florida Boating Improvement Program	Cycle begins February 1 each year	In-kind match required. Additional cash match recommended for maximum funding	VARIES		✓
30	Award of Excellence for Community Trees	Contact Home Depot Store	Not Applicable	\$75,000	✓	
31	Florida Sports Foundation Major/ Regional Grant Program	Reviewed Quarterly. Contact FSF	Contact regional Sports Commission for information	VARIES	✓	✓
32	Florida Communities Trust	75 day cycle. Contact DCA	Minimum 25% Match	VARIES		✓
33	Community Development Block Grant Program	Contact local CDBG	None Required	VARIES		✓
34	Local Agency Program (LAP)	Varies - Contact LAP District	Must meet Federal Highway Administration Standards	VARIES		✓
35	EPA Smart Growth Grants	Varies	Contact EPA for information	VARIES		✓
36	Museums for America	November 1	Contact coordinators for information	\$150,000		✓
37	Museum Assessment Program	February 15	Contact coordinators for information	VARIES		✓
38	Coming Up Taller Award	January 30	Not Applicable	\$10,000		✓
39	Connecting to Collections Statewide Planning Grants	October 16	Contact coordinators for information	\$40,000		✓
40	National Leadership Grants for Museums	February 1	Contact coordinators for information	\$1,000,000		✓
41	Conservation Project Support Grant	December 1	1:1 for total project request	\$150,000		✓
42	The Children's Trust Leverage/Match Funding	Contact The Children's Trust	Contact coordinators for information	VARIES		✓
43	Economic Adjustment Assistance Program Grant	Contact Regional EDA Office	Non-federal match required. Contact coordinators	50% of project cost		✓
44	Challenge America: Fast-Track Review Grants	June 2	Contact NEA for information	\$10,000		✓
45	Historic Preservation Special Category Grants	May 31	Minimum \$50,000	\$350,000		✓
46	Historic Preservation (Small-Matching) Grants	December 15	Must equal the grant request up to \$50,000	\$50,000		✓
47	Historical Museum Grants-in-aid	Contact DCA	1:1	\$35,000		✓
48	Cultural Support Grant	Contact DCA	1:1. At least 50% must be non-state cash	\$25,000		✓
49	Cultural Facilities Program	July 14	1:1	\$500,000		✓
50	Cultural Challenge Grant	Contact DCA	Match requirements vary from 1:1 to 3:1. Contact Florida administrator for information	\$50,000 to \$250,000		✓
51	North American Wetland Conservation Act Grant	March 7 and August 1	Must be non-Federal and at least equal to grant. 1:1	Varies. \$50,000 to \$1,000,000		✓



# CUTLER BAY PARKS

## Master Plan



# Executive Summary

The Town of Cutler Bay Parks Master Plan is a facilities needs assessment study that documents a design and planning process that involved the public and Town staff. The plan is intended to provide guidance in future park development for the Town of Cutler Bay.

Cutler Bay is a great place to live and work, and the park system adds positively to the residents' quality of life. Within the Town's 9.7 square miles are seven existing parks that the planning team examined for inventory and analysis. Recommendations for future park development are offered, based on these findings as well as public and Town input. The document also summarizes the recommendations with graphic designs and opinions of probable cost for each park.

In addition to the park designs, the document also identifies the need for future conservation efforts, open space acquisition, non-motorized park access, and potential partnership opportunities. The document also identifies potential funding sources for park development.

This master plan for park development will certainly benefit future generations of Cutler Bay citizens. Most importantly, this plan will assist in gaining the funding and community support and will

also record the process, a result of the partnership between Cutler Bay staff and the public.

## FUTURE PLANNING EFFORTS

In order to plan for other recreation needs of this growing community, we recommend also that the Town consider further studies to provide long-range recreation planning guidance. Consider studies for:

- Parks and Recreation department organization, staffing, programming, and management
- Ordinances and policies affecting the Parks and Recreation department
- Greenway and blueway connectivity for non-motorized transportation throughout the community
- Parks and Recreation observation of NRPA level of service standards and national trends
- Development standards for future parks—such as signage, equipment, or other build and specified elements

CUTLER BAY PARKS

Master Plan