

City of Coral Gables Parks & Recreation

Park Land Acquisition Analysis

Presentation Overview:

- Park Definitions & Inventory
 - Community Facilities
 - Regional/District Facilities
 - Neighborhood Parks
 - Urban Open Spaces
- Service Radius Standards
- Service Area Coverage Mapping
- Available Land Analysis
- Recommended Action

Park Definitions:

- **Community Facilities**: Community Facilities are an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.
- **Total Community Facilities.....7**

Park Definitions:

- **District / Regional Parks**: An area selected for its natural and ornamental quality and its suitability for **regionally-based recreational activities**. Its size is based on its capacity to **accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas**. Recreational activities could include, but not be limited to, **swimming, picnicking, camping, boating, fishing, and a variety of trail uses**.
- **Total District/Regional Parks.....4**

Community and Regional Facilities

- War Memorial Youth Center
- Biltmore Golf Course
- Granada Golf Course
- William H. Kerdyk Biltmore Tennis Center
- Salvadore Park and Tennis Center
- Phillips Park
- Coral Gables Country Club
- Matheson Hammock Park
- Fairchild Tropical Gardens
- R. Hardy Matheson Preserve
- Chapman Field Park

Park Definitions:

- **Neighborhood Parks**: Neighborhood Parks are designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Area for diverse recreational activities which may include, but are not limited to, field games, court games, sports fields, playground apparatus area, picnic area, landscaping and gardens or senior citizen areas. The Neighborhood Park is the place where neighbors and their families go to meet.
- **Total Neighborhood Parks.....29**

Neighborhood Parks

Rotary Centennial Park
Country Club Prado
Alhambra Water Tower
Young Park
Merrick Park
San Sebastian Park
Fred B. Hartnett Park
Ruth Bryan Owen Park
San Amaro Triangle
Blue Road Open Space
Carlos S. Kakouris Park
Orduna Triangle
Ingraham Park
Pinewood Cemetery
Coral Bay Park

Gordon Park
Granada Plaza
Pittman Park
Robert Fewell Park
Pierce Park
Nat Winokur Park
Jaycee Park
Riviera Park
Maggiore Park
Washington Park
Granada Park
Sunrise Harbor Park
Loretta Sheehy Park
Cocoplum Park

Park Definitions:

- **Urban Open Spaces**: Urban Open Spaces are those areas designated in the City which are **less than .25 acre and typically contain landscaped areas but have very limited or no facilities or other improvements**. The recreational use of these sites is limited by their location and / or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as **linear, vest pocket or traffic circle parks**, while other areas are **parkways, boulevard medians, plazas, malls, courthouse squares and promenades**.
- **Total Urban Open Spaces.....49**

Notable Urban Open Spaces

- Granada Entrance
- Freedom Plaza
- Flagler entrance
- Alcazar Plaza
- Ferdinand Plaza
- Columbus Plaza
- Lola B. Walker Pioneer Park
- Nellie B. Moore Park
- Mall Street Median
- Cartagena Plaza
- DeSoto Fountain
- Alhambra Circle Entrance and Medians

Present Facilities Inventory:

- **Summary of Inventory:**
- The City of Coral Gables encompasses approximately 8,000 acres, with half of the land dedicated for residential purposes. However, recreation and open space are important to the City, with over 2,500 acres (30%) reserved for these purposes.
- **Totals by Category:**

– City Facilities	291.59 acres
– Miami-Dade Facilities	2,099.25 acres
– Miami-Dade Public/Private Schools	73.5 acres
– Private/Other Facilities	412.7 acres
– Water ways	40.0 miles
– Bike/Jogging Trail ways	<u>40.0 miles</u>
– Grand Total:	<u>2,585.45 acres</u> & <u>80 miles</u> of water/trail ways

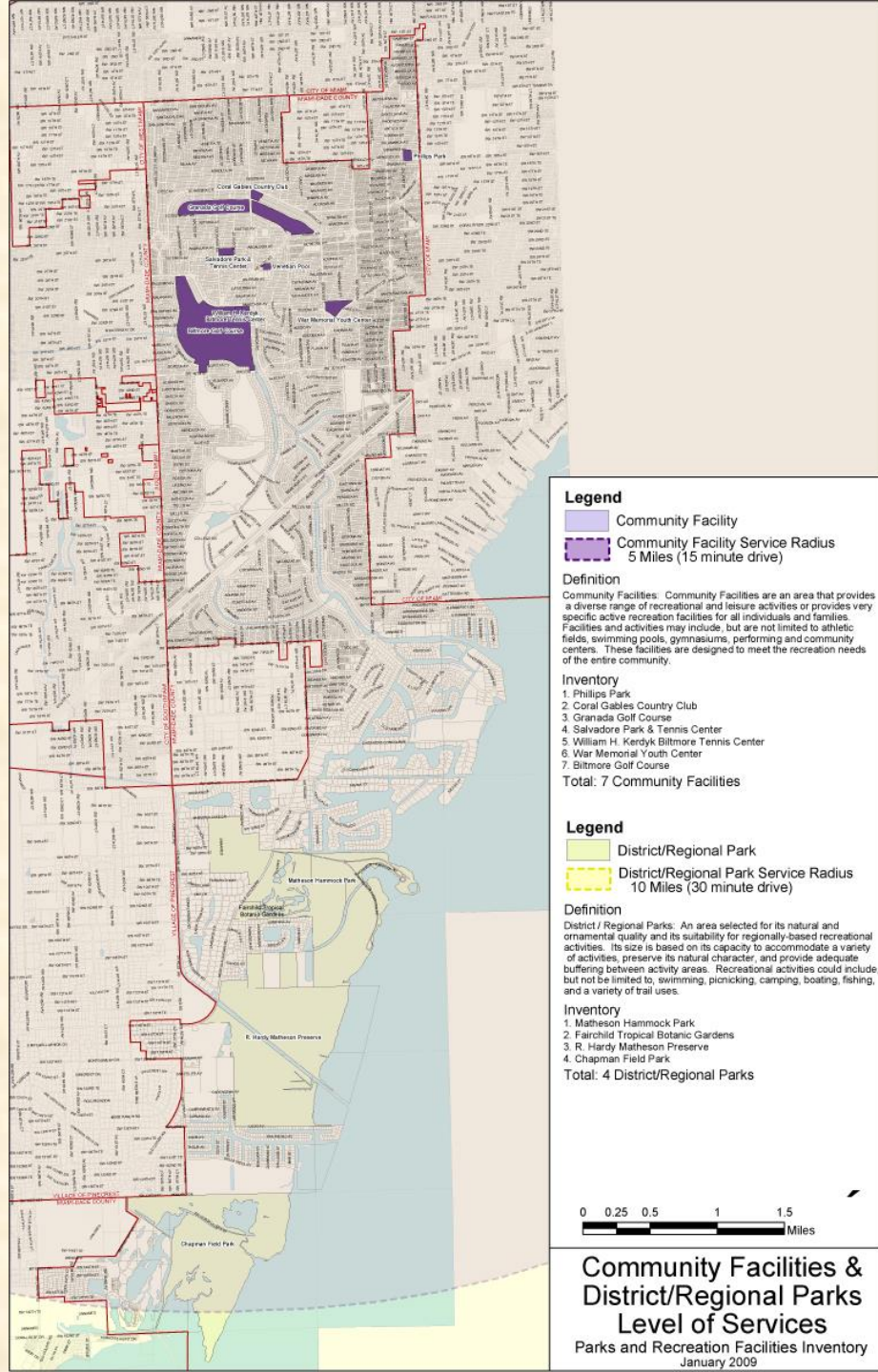
Service Radius Standards

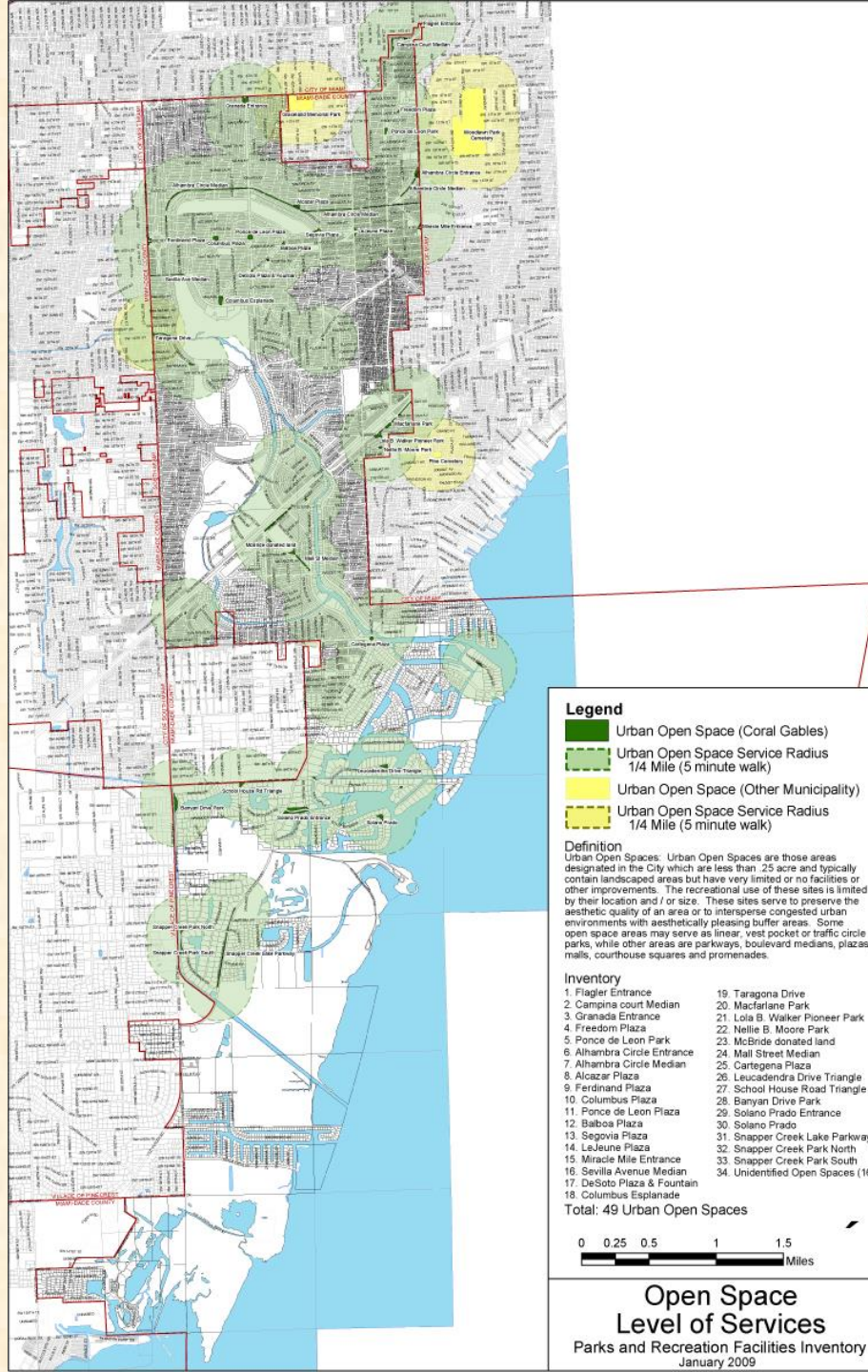
- Service Radius Standards are being used for proper distribution of all park lands and facilities.
- These standards were created in conjunction with the Land Use and Comprehensive Plan that is currently being revised and updated.

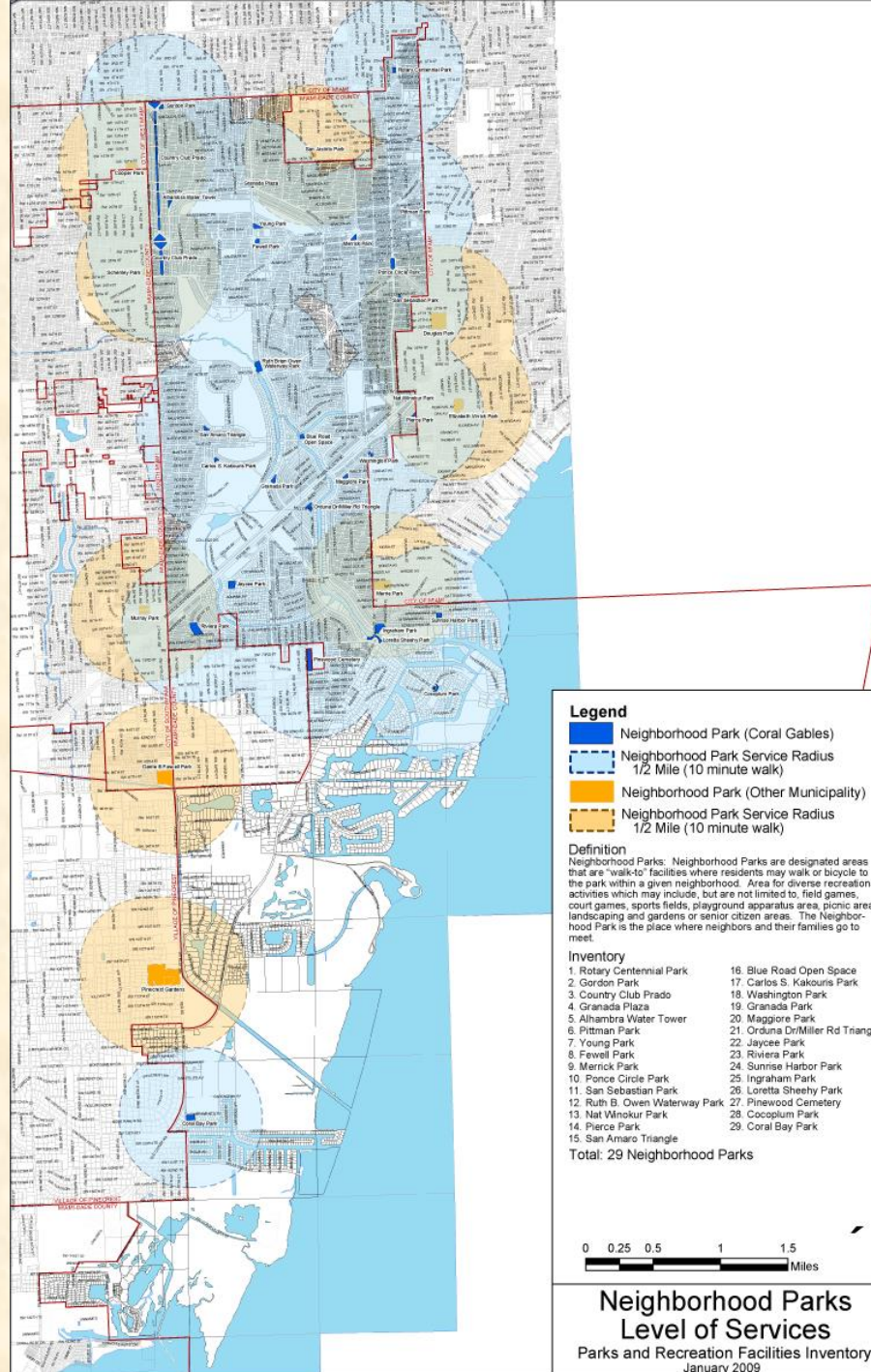
Service Radius Standards

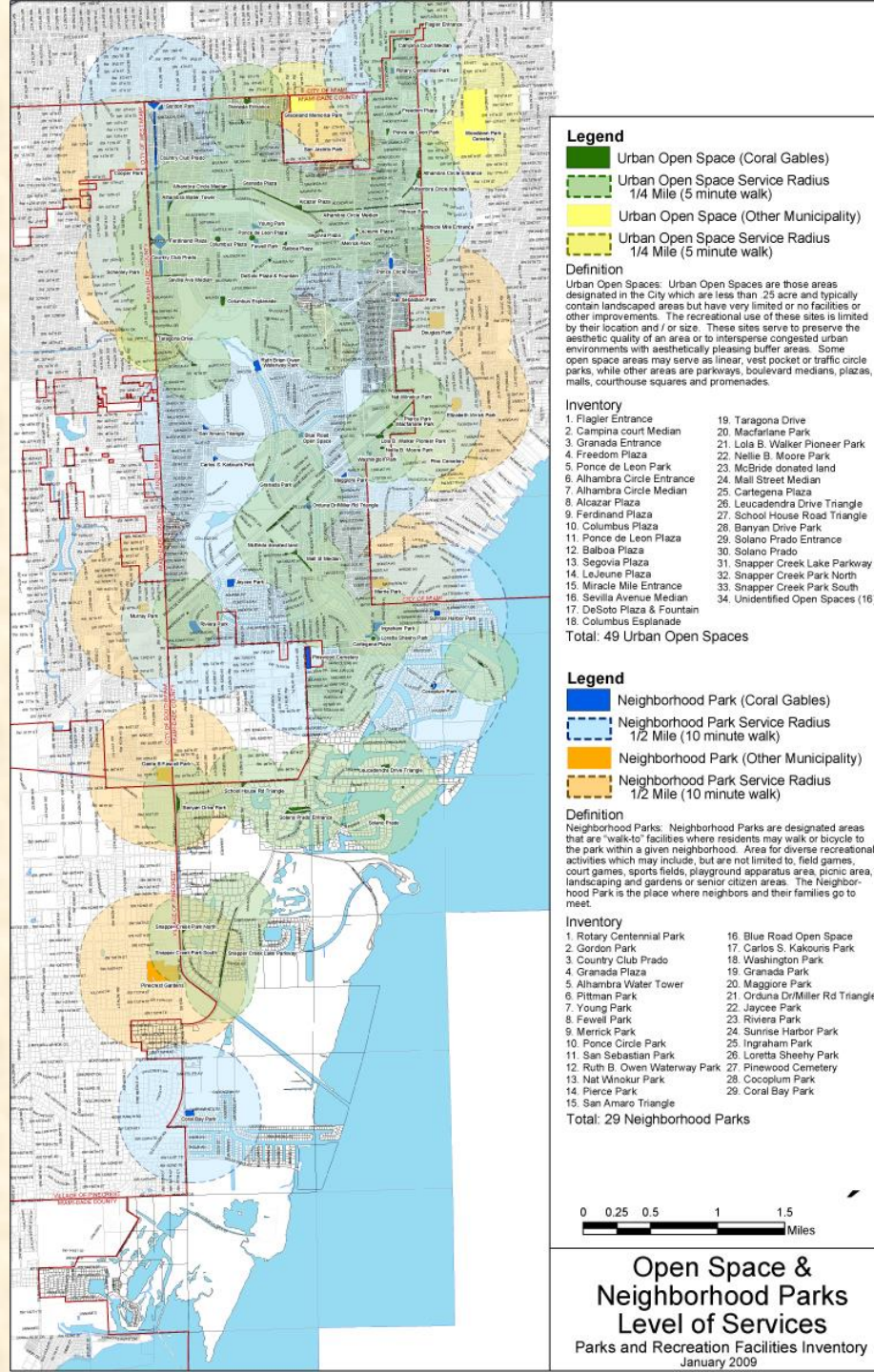
Park Type	Acreage / Mileage	Service Radius
Community Facilities/Parks	3 – 100 acres	5 Miles (15 minute drive)
Neighborhood Parks	.25 – 3	0.5 Miles (10 minute walk)
Urban Open Spaces	0 – .25	0.25 Miles (5 minute walk)
District / Regional Parks	> 100	10 Miles (30 minute drive)
Beach/Waterway Access	N/A	6.67 Miles (20 minute drive)
Trail Ways	At least 100' in length	0.5 Miles (10 minute walk)
Private Park/Recreation Facilities	Varies	3.3 Miles (10 minute drive)

*** Trail Ways utilize no set standard as they are designed and defined with location and size criteria based on availability of resources and variables associated with effectively tying park system components together to form a continuous park environment.**









Available Land Analysis

- Coral Gables has approximately \$800,000 remaining in the G.O Bond Account for Land Acquisition.
- As of March 12, 2009, 209 properties were listed for sale under \$750,000 in the City of Coral Gables. 14 vacant land properties and 195 homes included in the analysis.

Available Land Analysis

- Properties were researched for their viability towards addressing a need in the current Parks and Open Spaces inventory service radius standards.
- No properties are needed to fulfill the community and district facility inventory.
- The Urban Open Space inventory showed several areas of deficiency, as did the Neighborhood Park deficiency. However when both classifications are combined, only small areas of deficiency appeared.

Available Land Analysis

- The areas of deficiency in the combined service radius analysis were in the following areas:
 1. The southern portion of the City,
 2. The Western border of the City North of US 1
 3. The Northern Border of the City near “Little Gables”.
- There were no available properties in the southern area, but the available land results produced 6 different properties for the Western area of need and 2 different properties for the Northern area of need.

W 54TH TE

BARACOA AV

W 55TH ST

TRILLO AV

MILLER RD

ZULETA AV

CONSOLATA AV

ZORETA AV

DELGADO AV

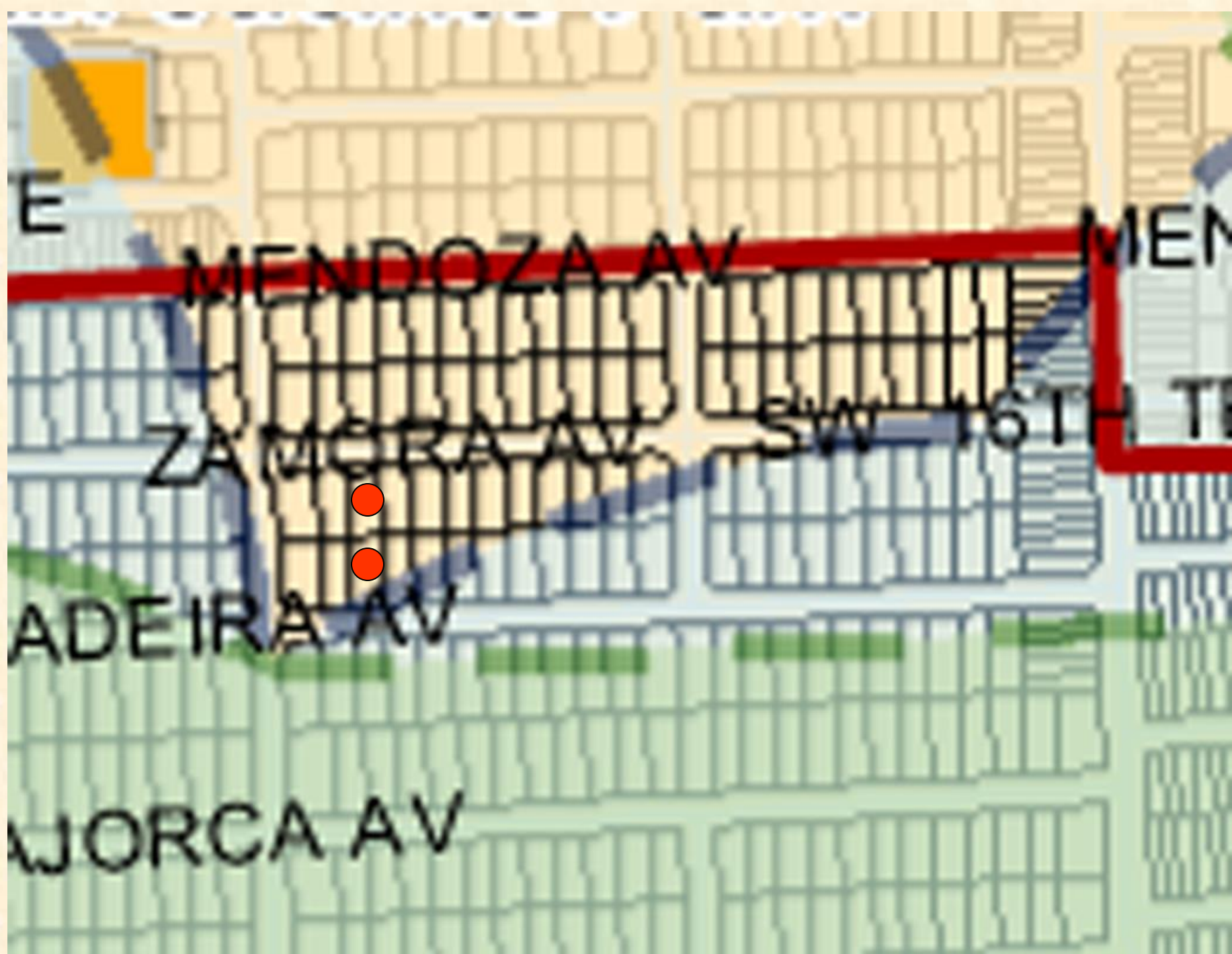
MATARO AV

CORNICHE AV

ALBENGA AV

SW 58TH A

AMI-DADE COUNTY



Available Land Analysis

Western area properties

- 1550 Consolata Avenue- \$500,000 -10,500 sq. ft
- 1560 Delgado Avenue - \$575,000 – 6,500 sq. ft
- 1550 Miller Road- \$599,000 – 10,500 sq. ft
- 5620 Alhambra Circle - \$450,000 – 8,300 sq. ft
- 1430 Consolata Avenue- \$645,000 - 9,500 sq. ft
- 5530 San Amaro Drive- \$550,000 – 5,554 sq. ft

Northern area properties

- 538 Zamora Avenue - \$399,900 – 7,345 sq. ft
- 537 Madeira Avenue - \$439,000 – 6,215 sq. ft

*Available properties as of March 17, 2009

Available Land Analysis

- In terms of priority based on need, The Western area properties should be considered first. The Northern area properties merit consideration, but these properties are currently in the service radius of San Jacinto Park. Although this park is not City-owned, it still is fulfilling the service radius requirements.
- In all there were 69 properties that were in areas of need based on solely the urban open space service radius. The properties ranged in price from \$240,000 to \$749,000.

Recommended Action:

- The six properties in the western area of identified need should be primary targets, with northern properties secondary targets.
- The properties should be further reviewed for best value and usage to the City and ranked accordingly.
- Once review is completed, City will begin the Procurement Process for targeted property.