

**CITY OF HOMESTEAD
PARKS AND RECREATION MASTER PLAN
NOVEMBER 2004**

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EXECUTIVE SUMMARY

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INTRODUCTION

Homestead is at a Crossroads:

Even before its incorporation in 1913, Homestead was a place at a crossroads linking pioneer farmers to northern markets through the Florida East Coast railroad. Today, Homestead is still a physical crossroads between urban, international Miami and nature captured in the Florida Keys, Everglades and Key Biscayne.

As Homestead approaches its Centennial, it is at a crossroads of decisions regarding the character of its City. The City population will double, as the citizens of the Miami metropolis look for new homes in a beautiful community with quality services and facilities for themselves and their children. Now, while land values are still reasonable, the City has the opportunity to provide those necessary park facilities in a coordinated system that enhances the character of the city for another 100 years.

The Parks and Recreation Master Plan is a clear, intelligent path for the future of parks, recreation and trails within Homestead. This Master Plan demonstrates how the character and placement of its parks, open spaces and special facilities, when connected by trails, greenways and sidewalks to the roads and canals, will enhance the quality of life and the economic success of the city.

The Parks, Recreation Master Plan will seek to:

- Promote Homestead as a special city at the crossroads on the way from urban, international Miami to the nation’s finest natural parks: the Everglades and National Parks
- Respect its small-town historical and cultural background, as a traditional farming community with a strong sense of agricultural diversity
- Create a future as a livable south Florida city for residents and visitors to live, work and play
- Promote its reputation as an international tourist destination, located between the Everglades Biosphere Reserve, Biscayne National Park and the gateway to the Keys and its’ regional attractions of the Homestead Speedway and Sports Complex.
- Celebrate its unique Main Street with the cultural offerings of the arts and antique district
- Remember and encourage its’ historic designation as the “City of Bicycles”

The Parks and Recreation Master Plan is intended to be a useful tool to help guide the development of the City’s Parks and Recreation System over the next 10 – 15 years.

When implemented, this vision of the Parks and Recreation System will continue to shape Homestead as a high quality city with small-town charm and big-city offerings.

The Parks and Recreation Master Plan is formatted into six (6) sections:

Section 1, Existing Conditions Analysis, establishes the nomenclature and desired criteria for each element of the City’s Parks and Recreation System and discusses how each existing park “measures up”;

Section 2, Needs and Priorities Assessment, describes the anecdotal, quantitative and qualitative techniques used to determine community needs, as well as the findings and priorities from the Needs Assessment process;

Section 3, Future Parks System – The Vision, establishes a long range vision for each element of the City’s Parks and Recreation System, based on the desired nomenclature and criteria, the Existing Conditions Analysis, and the Needs Assessment. Section 3 also includes descriptions of proposed improvements;

Section 4, Conceptual Master Plans, includes Conceptual Master Plans for four top priority projects;

Section 5, Implementation Program, includes an Opinion of Probable costs for the improvements shown in Section 3, as well as a phasing/implementation based on the City’s anticipated budget and available funding; and

Section 6, Appendices, includes significant related documents such as the City’s existing parks inventory, meeting and workshop minutes, and the telephone survey report.

1.0 EXISTING CONDITIONS ANALYSIS

PARKS SYSTEM SUMMARY

The City of Homestead's parks and open spaces have played an important role in the lives of its residents and visitors since the City was founded at the turn of the last century. Harris Field, for example, has been the home of the Homestead Rodeo Association, since 1953. Today the parks system has expanded to over 248 developed acres at 17 sites, including several Neighborhood Parks and Spaces, Community Parks, Municipal Parks, Special Use Facilities and Beach/Water Access. See **Map 1**, Existing Parks and Recreation system

There are currently no lands designated as conservation lands within the City of Homestead, however the City has 530 acres of mitigation property. Private recreation facilities are located throughout the eastern communities which also provide recreational opportunities for residents.

The City's existing parks system is in moderate condition. However many parks are at capacity, and/or are too small to keep up with residents' needs. Most of the existing parks, such as Pioneer, Musselwhite and Wittkop Park, need to be upgraded, and some parks are lacking pedestrian connections to adjacent neighborhoods. The city is currently upgrading James Archer Smith Archer Park, with a new children's play area and a walking/ fitness trail. A City-wide signage/ way-finding system is needed to direct residents and visitors to the parks.

Appendix A lists the City's existing parks and facilities.

EXISTING PARKS

Glating Jackson visited each of the City's seventeen parks system sites to observe and photograph existing conditions, as well as Miami-Dade County's Regional Air Reserve Park and the City's system of trails and bikeways. Following is a site-by-site summary, organized according to the nomenclature and criteria established by the City's Parks and Recreation Master Plan Steering Group. **Appendix B**, Steering Group Meeting minutes.

Neighborhood Green Spaces

Neighborhood Green Spaces are small open spaces, generally ½ acre or less, used primarily for passive recreation such as sitting, sunning, picnicking, people watching and open play. Often-times they are comprised of one or two undeveloped building lots. The City’s Steering Committee established a ¼ mile service area for neighborhood Green Spaces(i.e. every resident should be able to walk to a Green Space within ¼ mile of their home).

The City’s only existing Neighborhood Green Space is “Mini” Park, located at SW 5th Street and 4th Avenue. Mini Park is essentially a narrow, vacant lot “sandwiched” between two homes. The only facilities on the site are two dilapidated concrete picnic shelters, one of which contains a broken concrete picnic table. The shelters are covered with graffiti. The park appears to be seldomly used; provides very little recreation value; and needs to be redesigned and redeveloped, based on input from the surrounding neighborhood.



Mini Park

Neighborhood Parks

Neighborhood Parks are considered “walk-to” parks that serve the basic recreation needs of surrounding neighborhoods. Facilities generally include open play space, picnic tables and benches, shade trees, limited parking spaces, restrooms, a playground, walking paths, a water fountain and a picnic pavilion/ shade structure. The mix of facilities may change over time to meet the needs of changing neighborhood demographics; for example, a neighborhood with a lot of teenagers may wish to have a basketball court. The Steering Committee established a size of 3 – 6 acres for Neighborhood Parks within the City of Homestead, and a one mile service area radius.

The purpose of Neighborhood Parks and Playgrounds is to provide close-to-home social and recreational opportunities within walking or bicycling distance of residents’ homes. The National Recreation and Parks Association (NRPA) refers to the Neighborhood Park as “the basic unit of the park system and serves as the recreational and social focus of the neighborhood”, with the optimal size being between 5 – 10 acres, and the “focus on informal active and passive recreation” (Mertes & Hall, 1996).

One other type of neighborhood open space must be considered as a Neighborhood Park – the private suburban *Amenity Area*. Typically these are developed within planned communities to serve their members only, and are usually comprised of a swimming pool, one or two tennis courts, a playground, a basketball court and some open grass areas. Often they also include a clubhouse or recreation room for indoor programs, activities, games and receptions. A large percentage of suburban

residents receive their primary recreation services through such facilities, and they must be considered as important elements of communities’ parks and open space systems. Keysgate, for example, has several private Amenity Areas that meet residents’ Neighborhood Park needs.

The City has five public parks that meet the Neighborhood Park criteria:

- James Archer Smith Park
- Mistretta Park
- Musselwhite park
- Tatum Park (Miami Dade County)
- Wittkop Park

James Archer Smith Park

James Archer Smith is a 5 acre park located near the hospital in the western part of the City. The park is currently being renovated with a walking / vita trail around the perimeter and a new children's’ playground. There is a lack of parking, shade trees, irrigation and there are no picnic facilities within the park. The existing pathways and the vita-course are in a deteriorated condition and the signage within the park is poor and needs replacement. The park is very well used by local neighborhood residents and visitors to the hospital.



James Archer Smith Park

Mistretta Park

Mistretta Park is a small neighborhood “walk-to” park in the northwest of the City with a small childrens’ playground and a basketball Court. A small picnic shelter provides good shade within the park, however it is in poor condition and needs some repair and maintenance and or replacement.



Mistretta Park

The perimeter hedge and fence are in poor condition. The signage at the entrance to the site is also in poor condition. There are no restrooms at the park. The park serves the local neighborhood but requires some parking around the perimeter of the site.

Musselwhite Park

Musselwhite Park is a small 3 acre, Neighborhood Park located on the historic tree-lined boulevard of Krome Avenue, to the north of the City. The park has a well used senior center/community center which lacks adequate space to provide a full range of services. This center can become a multigenerational center.



Musselwhite Park

The park has limited existing recreational facilities, with shuffleboard as the only recreational amenity offered at the park. The shuffleboard courts are in very poor condition.

The William Dickinson Senior Center, is a well used senior citizen/ community facility, located within the park.



Musselwhite Park

There is limited parking within the park to serve the senior center. Restrooms are located within the senior center.

Tatum Park

Tatum Park is located in the southwest sector of the City and serves the local neighborhood. The park is currently owned by Miami Dade County and under the jurisdiction of the City of Homestead. This park is currently no developed but serves as a neighborhood open space for the City residents.

There are no recreational amenities at the park. There is a large open space area, which is well used by the local neighborhood for informal soccer practice and games. The park lacks benches, shade trees, a sidewalk and/ or walking trail.



Tatum Park

The fencing along the boundaries is in poor condition and detracts from the aesthetics of the park and also restricts the access from the local neighborhoods.

Wittkop Park

Wittkop Park is a 4 acre neighborhood Park, which provides limited recreational activities with an often vandalized and aging children’s playground and pavilion.

The dominant feature of the park is the City of Homestead Water Tower, which can be seen from the downtown area.

The area formerly occupied by the baseball diamond could be redesigned to create an informal soccer/ Frisbee area for the local community. The edges of the park have a six foot high chain link fence, which looks unsightly but also restricts access from the local neighborhood. There are no parking spaces associated with the park and there is no sidewalk around the perimeter.



Wittkop Park

Community Parks

Community Parks are where residents go to socialize and recreate with the larger community, whether it's to play ball, have a picnic, take a class, swim in the pool or enjoy a concert or art show. The NRPA states that a community park serves a "broader purpose" than a neighborhood park, and it's "focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces" (Mertes & Hall, 1996). Community Parks are significantly larger than Neighborhood Parks, typically between 20 and 50 acres.

However, based on the City's existing Community Parks, the City's Steering Committee established a minimum size of 10 acres, along with a three mile radius service area.

Community Parks can serve several neighborhoods, and should be located on a boulevard in between neighborhoods to maximize access and to minimize disruption from lights, noise and traffic. A disturbing trend in Community Park design is to fill up all the available space with recreation facilities such as ball fields and skateboard parks. This is due in part to the high cost of land, and the increasing demands of highly organized sports groups for specialized facilities. However in surveys throughout the country, residents are stating that their greatest needs are for passive open space and natural areas – the very areas that are being given up for sports facilities. The City's Steering Committee determined that at least 25% of each Community Park should remain in undeveloped open space.

The City currently has four public parks that met the Community Park criteria:

- Audobon Park
- Blakey Park
- Humpty Dumpty Site
- Roby George Park

The following is a description of each Community Park.

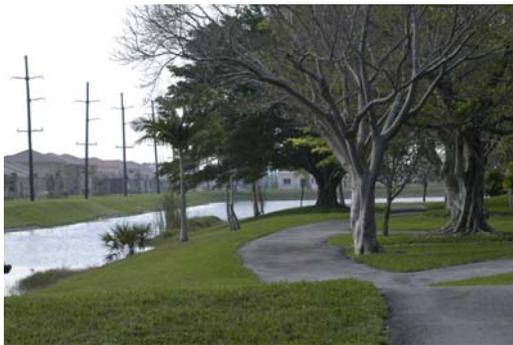
Audubon Park

Audubon Park is a relatively small Community Park which serves the needs of the local community.



Audubon Park

Facilities at the park include an antiquated children's playground, a basketball court, 2 tennis courts and a shaded walking / biking trail around a scenic lake but lacks any picnic facilities. The trails are well connected to the local neighborhood. The park is relatively well maintained and provides adequate shaded seating areas for picnics and informal gatherings. There are no restrooms at the park. Audubon has limited parking that may not be sufficient if additional amenities are placed in the park.



Audubon Park

Blakey Park

Blakey Park located in the Southwest corner of the City.



Blakey Park

Facilities at the park include a full size running track, children's' playground and the Curtis Ivy Gymnasium. The Police Athletic League runs the gymnasium which includes an indoor basketball, volleyball and soccer courts.



Curtis Ivy Gymnasium

Also included at the center is a fitness room with weights, two meeting rooms, which provide a range of programmed activities, including computer classes, fitness classes and after school facilities.

There are two basketball courts located adjacent to the building. The perimeter of the park has a unsightly low chain-link fence and the entrance to the park is in need of some repair. There is a lack of facilities for the local neighborhood within the park (eg. shaded sidewalks, walking /vita trail and seating).

Roby George Park

Roby George is a 5-acre Community Park located within the older neighborhoods near the downtown of Homestead. The facility hours vary season to season.



Roby George Park

The park includes a relatively new covered/ open sided illuminated basketball area with 2 full size courts. There are two additional open air basketball courts located in the northwest corner of the park. There is a swimming pool lies within the park. The park is run and operated by the local Southeast Dade Ministerial Alliance.



Roby George Park

Humpty Dumpty Site

Humpty Dumpty is a 37-acre site located at the southern edge of the City. There are currently no facilities or developments at the site.



Humpty Dumpty Site

The only outstanding landscape feature on the site is a drainage canal which runs east west along the southern boundary of the site, which connects to Biscayne Bay. Access to the site is from Palm Drive. Utility lines run along the eastern and southern boundaries of the site. There is a slight elevation change across the site, approximately ten feet from the north to south, mainly where the landfill material was deposited. A site investigation on the current site conditions is being undertaken by the City of Homestead and Miami Dade County.

The site is well located within the local neighborhoods and could provide the south eastern communities with a much needed Community Park. A conceptual master plan for the park is included in Section 4 of this report.

Municipal Parks

The Steering Committee established the Municipal Parks category to recognize the parks and facilities that bring the community together for special civic events such as football games, concerts, rodeos, art shows, festivals and other City-wide activities. No standards exist for Municipal Parks, although the Steering Committee recommended a minimum size of ten (10) acres. Typical facilities include stadiums, arenas, amphitheaters, performance areas and multi-purpose open spaces.

The City has four parks that are considered Municipal Parks:

- Losner Park
- J.D.Redd Park
- Harris Field



Losner Park

Losner Park

Losner Park occupies approximately an acre of land centrally located on Krome Avenue in the heart of downtown Homestead.



Losner Park

The park provides a central meeting space for the community. An existing amphitheater provides a year-round facility for outdoor concerts and events for the whole community.

The City of Homestead runs a series of programs within the park, including concerts and bands. However, the venue is limited due to its' location and size. There is an opportunity to expand and develop the land to the west of the park. There are no restrooms within the park. Parking at the site is limited to on-street parking within the downtown area; however the Seminole Theater is currently expanding their facility to possibly include additional parking.

J.D. Redd Park

J.D. Redd Park is 5 acre park which lies adjacent to US 1. It is a traditional park, with baseball fields, tennis courts, racquetball courts, a children's playground, picnic and pavilions.

The park has adequate parking to meet the needs of the recreation users of the park. Although the baseball fields are well used, there is limited open play space within the park. The entrance to the park, is difficult to access the park from US1. The chain-link fence along the boundary is a very unattractive entrance to the park and for visitors passing through the City.



J.D. Redd Park

The park is within easy walking distance of downtown, the community college and Harris Field.

Harris Field

Harris Field is a large municipal park, occupying 40 acres of land, adjacent to US1 near downtown Homestead. The site was dedicated to the City to be used as a park by the Harris family. The park is a traditional park that through time has developed with more active recreational facilities in order to meet the needs of it's users.



Harris Field

Facilities at the park include several baseball and softball fields, a concession area, pavilion, a football stadium and some multi use soccer / football fields. All the recreational facilities at the park are very well used by families, who can participate in a variety of different activities within the same park.

The Homestead Rodeo has occupied part of Harris Field since 1958. The rodeo stadium is used primarily for the annual rodeo. A full service YMCA is located within the park, including a childcare facility, an aquatics / swimming pool center, gymnasium and meeting rooms. There is adequate parking to meet the needs of the YMCA and baseball fields, however, there is a need for additional parking when there are several events or activities organized at the same time. A large plot of vacant land lies to the south of the park which could possibly be used for expansion.

Community Centers

Community Centers often represent “the heart” of a community’s parks and recreation system; these are the places where much of the social, recreational and educational interaction takes place. Typically ranging in size from 5,000 to 50,000 square feet, community centers can house all types of indoor facilities from therapeutic pools to aerobics classes, boxing rings, computer labs, fitness centers, snack bars, meeting rooms and gymnasiums. Many communities are also using their community centers to provide health and wellness services such as blood pressure screening, general fitness evaluations and counseling. The City of Homestead, for example, provides wellness classes at the William F. “Bill” Dickinson Community Center.

The Steering Committee recommended the establishment of a three mile service area radius for Community Centers, with typical facilities to include community rooms, meeting rooms, programs and classes, restrooms, youth/adult activities, parking areas, small playgrounds and gymnasiums; the average size of a typical community center would be approximately 10- 15,000 square feet.

The City currently has three existing Community centers, although they do not all meet the criteria outlined above:

- William F. “Bill” Dickinson Community Center
- Pichol Williams Community Center
- Homestead Family YMCA

William F. “Bill” Dickinson Senior Center

This Community center is located within Musselwhite Park and provides a large recreation center for primary use by senior citizens. The property includes a large recreation room, kitchens, offices, meeting rooms and a pottery workshop.



William F. “Bill” Dickinson Senior Center

The building, built in the 1980’s has outgrown its original size and is in desperate need of some repairs and renovation, to bring the facility into the 21st Century. The center provides a range of activities throughout the year.

The Center is very well attended by a very active senior group and has a current membership of over 350 members. The majority of the members are non-city residents. Activities offered include pottery classes, ping pong, bridge and fitness, wellness and weight watching classes.

The Phichol Williams Community Center

The Center is located adjacent to the Roby George Park and was recently placed under management agreement by the local Southeast Dade Ministerial Alliance.

The center has a large recreation room, kitchens and restrooms. The facility can be rented for special events.



The Phichol Williams Community Center

Homestead Family YMCA (at Harris Field)

The Homestead Family YMCA is a large active recreation facility which meets the needs of the homestead residents. The facility provides an indoor gymnasium, childcare facilities, meeting rooms and changing facilities.



Homestead Family YMCA

The property also has a swimming pool, which is one of two municipal pools within the City of Homestead. Membership to the facility is available to all residents.

Special Use Facilities

Special use facilities are exactly what the name implies; facilities designed for a special purpose or constituency group. Generally they include softball, baseball and/or soccer complexes, dog parks, rodeo Grounds, BMX tracks, model airplane fields, skateboard parks, aquatics centers, gymnastics centers, ice hockey rinks, equestrian centers and other single-purpose, often competition-quality, facilities. While special-use facilities are often located inside Community Parks, it is important to acknowledge that they serve a much different purpose, and should not *dominate* a Community Park. Ideally they should be located at the edge of Community Parks or in other locations where heavy traffic, noise and/or lights will not negatively impact the surrounding park or neighborhoods. Standards and design guidelines for Special Use Facilities are often prescribed by the sanctioning organizations, such as Little League Baseball and the U.S. Tennis Association.

While the City’s Municipal Parks currently house several special use facilities such as the football stadium and rodeo grounds at Harris Field, Homestead Baseball Complex and Pioneer Park.

Pioneer Park

Pioneer Park was formerly used as a BMX facility. The facility receives minimal maintenance and has not been used since January 2003.

The site’s location, adjacent to the City’s Public Works facility and far away from any residents makes it suitable for another high intensity, special use such as a skateboard park in the future.



Pioneer Park

Homestead Sports Complex

The Homestead Sports Complex is a 136 acre site, located in the south eastern part of the City. A lake occupies the eastern part of the city. Facilities at the complex include a large stadium and dormitories. This special use facility is currently used for large civic events eg. 4th July Celebrations



The city of Homestead is currently entertaining various offers to lease and develop the property as a commercial recreational venture.



Homestead Baseball Complex

Private Special Use Facilities

As part of the Keysgate development in the 1980's the owners of the site developed several special use facilities for the sole use

of



their residents.

Keysgate Golf Club and Amphitheater

Recreational facilities include an 18 hole golf course, a tennis and racquetball center and an amphitheater. The Keysgate Amphitheater, a large covered stage and permanent stadium style seating. lies adjacent to Palm Drive and the Keysgate Golf Course. The current structural condition of the stadium does not allow the public to enjoy this facility, which is under consideration for demolition..

Regional Parks

Regional Parks are typically larger (over 100 acres) parks focused around the preservation and enjoyment of a major natural feature such as a lake, forest, river or marsh. In many communities such as Homestead, passive Regional Parks have often been the preferred venue of counties, while more active urban and community parks have been the responsibility of cities. Regional Parks can be seen as the “counterpoint” to large urban parks, usually located in suburban or rural areas, away from the urban core. Traditionally they offer very passive, resource-based facilities such as fishing piers and docks, picnic areas and pavilions, boat ramps and rentals, playgrounds, hiking trails and large open lawns for playing catch or “pick-up” games of soccer, football or softball. As communities urbanize, demand is increasing for large natural areas where residents can still “get away from it all” while remaining fairly close to home. Therefore Regional Parks should be protected from over-development by restricting active recreation to no more than 25% of the land area.

Homestead Air Reserve Park

The only Regional Park near the City of Homestead is the undeveloped 146 acre, “Air Reserve Park”, located northeast of the City and owned by Miami Dade County.

Current plans for the first phase of the park, according to Miami-Dade Parks Planners, will be developed within the next two years, consisting primarily of infrastructure (roads, utilities, storm drainage and parking) and several soccer fields.



Homestead Air Reserve Park

Homestead Bayfront Marina

Homestead Bayfront Marina is located at Convoy Point on Biscayne Bay, 6 miles to the east of the City of Homestead. The Marina, which lies adjacent to Biscayne Bay National Park, is owned by Miami Dade County. The park is within easy access of the City of Homestead by car and bicycle and provides a good water access point and beach to the Atlantic Ocean.

The park is designed in a tropical setting with a natural swimming lagoon and beach. Facilities also include a concession, beach, swimming lagoon, picnic pavilion, boat ramp and parking, grills, restrooms and showers, children's' playground and fishing area.

National Parks

The City of Homestead is uniquely situated between two National Parks, Everglades National Park to the west and Biscayne National Park to the east.

Homestead City residents have easy access to both National Parks, which offer a very rich ecological diversity and vast areas of conservation lands on their doorstep. There are no lands within the City limits currently designated as conservation lands or preserves.

Everglades National Park

Everglades National Park is a 1.5 million acre National Park which lies 10 miles to the west of the City. The sub-tropical park is an internationally recognized ecological park which has also been designated a World Heritage Park. The park activities include, bird watching, walking, canoe/ kayaking, bicycling, boating and wildlife viewing.



Everglades National Park

Biscayne National Park

Biscayne National Park is the largest marine park, with 173,000 acres, of which 95% of the total size of the park is underwater. The park is located 6 miles to the east of downtown Homestead.

The park provides a variety of experiences for visitors including a visitor center, organized boat tours, snorkeling, diving, boating, canoe/ kayaking and swimming.



*Dante Fascell
Visitor Center*



Biscayne National Park

Greenways, Bikeways and Trails

The term “greenway” is loosely applied to a variety of linear open spaces, from boulevards and parkways to large wildlife corridors. Greenways can conserve open space, protect wildlife habitat, provide recreational opportunities and offer alternative modes of transportation. Not every greenway includes a trail, and not every trail is a greenway. For example, some wildlife greenways may contain habitat that is too sensitive for any human use, including a foot path. And some trails, such as urban sidewalks, may have no value as natural habitat.

Ideally, a community’s greenways and trails system would accomplish the following:

- Help preserve remaining natural areas in a community, such as stream corridors and wetlands
- Provide alternative transportation and recreation opportunities for bicyclists, walkers, skaters and equestrians
- Define the edges of urban service/ growth areas, and create a barrier for suburban sprawl into the countryside

In “built-out” communities, where little or no land exists to construct a greenways or trails system, community leaders must determine if there is a public willingness to retrofit the community through demolition or reconstruction. While this may sound like a drastic solution, it can be accomplished overtime through the careful design and integration of trails and greenways into other redevelopment projects such as roads, neighborhoods, storm drainage and utility improvements and downtown redevelopment projects.

Homestead the “City of Bicycles”

In 1962, the City of Homestead was designated the Nation’s First Bikeway within America and named the “City of Bicycles”. A ‘bicycle safety route’ was identified as a system of bikeways on secondary streets throughout the City, which ran parallel to the main streets. The concept of the ‘bicycle safety route’ was conceived by two Homestead residents, George and Nadine Fitcher, and was designed to provide signs and markers to alert the motorist. Some of the original signs exist to this day, however the exact alignment of the original ‘bicycle safety route’ is no longer visible.



The “City of Bicycles” Brochure

(Courtesy: National Bicycling Foundation, Inc.)

Examples of existing bikeways, greenways and trails within the City of Homestead



Boulevards, Avenues and Streets

One of the most important elements of a City's open space system is its public streets, connecting residents and parks, and providing opportunities for both recreation and alternative transportation. Roadways should be designed to accommodate residents' desires to safely move about their communities without 1) having to get in their cars and suffer congested roadways, and 2) having to worry about getting injured or killed in the process. In essence, residents are clamoring for a higher quality of life, and to live in safe, healthy communities.

Transportation planners throughout the country have established new concepts and standards for livable streets, but actual roadway design guidelines have been slow to change. In "Residential Streets", Walter Kulash states that "residential streets become part of the neighborhood and are eventually used for a variety of purposes for which they were not designed". Residential streets provide direct auto access for the occupant to his home; they carry traffic past his home; they provide a visual setting, an entryway for each house; a pedestrian circulation system, a meeting place for residents, a play area (whether one likes it or not) for the children, etc. To design and engineer residential streets solely for the convenience of easy automobile movement overlooks the many overlapping uses of a residential street" (Kulash, 2002, p.7).

The ideal residential street includes the narrowest width of pavement needed to accommodate vehicular travel and parking; wide sidewalks to accommodate pedestrians, in-line skaters and/or children on bicycles when the street isn't safe enough; wide tree lawns adjacent to the street to provide adequate space to grow

canopy trees to shade the street; and, when necessary, on-street bicycle lanes for commuting cyclists. Streets need to move cars, but also accommodate the needs of walkers, joggers, bicyclists, skaters, dog walkers and other residents.

Existing Boulevards, Avenues and Streets

The City of Homestead's streets system offers both good and bad examples of livable public streets.

Krome Avenue is a good example of a civic street tree planting. The street was planted in the 1960's with Royal Palms to create an entrance to the downtown area. Despite Hurricane Andrew, most of the palm trees still exist today.



Krome Avenue

The following photographs show some good and bad examples of Boulevards, Avenues and Streets within the City.

Good Examples of Boulevards, Avenues and Streets



Poor Examples of Boulevards, Avenues
And Streets



Transit

The final physical element of the City's parks system is public transit. As roadway congestion and speed has increased in many communities and many residents cannot safely walk or bicycle to community parks and open spaces, transit has become a necessary component of the Public Realm. While many inner cities have reliable bus, subway or rail systems, residents of many suburban communities can not get to parks without a car.

The City of Tamarac, a suburban south Florida community west of Ft. Lauderdale, addressed this problem by establishing mini-bus service for residents to get to the City's community center. Other suburban communities provide vans, on-call bus service, or transit vouchers. Transit service is particularly important to seniors, teenagers and low income residents, who are often literally denied access to community parks and open spaces because of their lack of mobility.

Miami-Dade County is currently designing and implementing the Miami Dade Transit Busway to connect from downtown Miami to the City of Homestead. The alignment is designed to provide direct access into downtown Homestead.



Site for the new Miami Dade Transit Busway

Programs

Recreation, social and/or educational programs are often the differentiating factor between successful and unsuccessful public spaces. Residents' expectations and needs are much different now than a century ago, when the public realm was used primarily for unstructured and infrequent leisure time. Now, in this era of fast food, sound bites and personal digital assistants, we expect many of our public space activities to be pre-packaged and/or programmed to maximize the use of our time.

Programming is also important to fill the void left from the declining institutions discussed previously. Parks, recreation centers and open spaces are being increasingly used for after-school programs, wellness programs, social programs (parenting, teen pregnancy, drug prevention, etc) and educational classes. More and more recreation centers include computer labs, for example, as well as satellite offices for social service agencies. In Austin, Texas, for example, the Parks and Recreation Department has established programs in conjunction with the Juvenile Justice System to track juvenile behavior and to prescribe program interventions. Programming will continue to be an important component of the Public Realm, maximizing the system's effectiveness in meeting residents' needs.

Currently the City of Homestead offers a range of recreation programs throughout the City including:

- Softball
- Baseball
- Youth soccer
- Cheerleading
- Football.

William F Dickinson Senior Center

The senior center offers the following programs: Garden Club, Bridge, Bingo, Water Aquatics (planned), Walking Club (planned), Exercise classes and Ceramics.



Pottery classes at the William Dickinson Senior Center

Private Recreational Facilities

There are several private recreational facilities that exist throughout the City. The YMCA runs several programs from their facility in Harris Field., including:

- Youth Super sports
- Karate
- Wrestling
- Basketball
- cheer-leading
- Flag football

The YMCA also provides fitness classes, youth and adult sports, after school programs, swimming lessons, and summer camps. The YMCA charges a fee for its membership and programs.

The Keysgate Tennis Club provides a USA Tennis and fitness summer camp for children between the ages of 5 and 16 years old.

Existing Conditions Analysis -Summary

Neighborhood Green Spaces- The City is lacking small neighborhood green spaces; the lonely existing space, Mini– Park, is in disrepair and needs to be redesigned to meet the current needs of the community.

Neighborhood Parks - There appears to be an adequate number of Neighborhood Parks in the older sections of the City, west of US 1 although many need to be upgraded to meet residents’ needs. There appears to be an adequate number of private amenity areas in the planned communities east of US 1 to meet those residents’ Neighborhood Park needs.

Community Parks - There is generally a shortfall of large multi-purpose Community Parks though out the city. The older, more traditional parks such as Roby George and Harris Field have been “filled” with active sports facilities through the years and the newer communities to the east have been developed without community parks. Existing parks need to be upgraded and expanded to keep up with increasing demands.

Municipal Parks - The City’s municipal parks need to be redesigned and expanded, where possible, to accommodate major civic events and functions, including sporting events, concerts, festivals and other special events and the growing population.

Community Centers - The existing Community Centers need to be upgraded and expanded to keep up with resident’s needs. Additional community centers are needed in the eastern areas of the City.

Special Use Facilities - Additional Special use facilities, such as a skateboard park and dog park will probably be needed in the future to keep up with changing recreation trends and demands.

Regional Parks - The City should continue to work with Miami-Dade County to make sure that existing/ proposed Regional Parks are designed and develop to meet the needs of City residents.

National Parks - The City should continue to work with the National Park Service to locate a National Park visitor center in downtown Homestead and connect, both physically and symbolically, the “City” to the National Parks.

Greenways, Bikeways and Trails - The City’s existing system of Greenways, Bikeways and Trails is a ‘patchwork’ at best. A comprehensive, interconnected network needs to be planned and implemented to provide residents with alternative means of transportation throughout the community, as well as recreational opportunities.

Boulevards, Avenues and Streets - Many of the City’s roadways are ugly and/ or unsafe. The City needs to review and update its roadway design standards to ensure that all future/ improved roadways are designed to be aesthetically pleasing, with attractive signs and street trees; and are safe for all users, including motorists, bicyclists and pedestrians. The City also needs to co-ordinate with Miami-Dade County and F.D.O.T. to ensure that County and State roads meets City standards within the city limits.

Transit - Not all of the large national, regional and community and municipal parks are served by public transit. The City should co-ordinate with Miami-Dade County and the National Park Service to develop transit stops at each major park. All transit vehicles should be able to accommodate bicycles and wheelchairs.

Programs - There is no coordinated system of programs within the City. The City should develop a master listing of all available public, private and non-profit recreation programs in the community and publish a quarterly schedule of upcoming programs, events and registration information. The master listing should also be available on the City of Homestead web site.

2.0 NEEDS AND PRIORITIES ASSESSMENT

ASSESSMENT TECHNIQUES AND FINDINGS

The purpose of the Needs Assessment was to determine City of Homestead residents' needs and priorities for the Parks and Recreation System. No community has the resources to implement its vision for its Parks and Recreation System all at once, so it's critical to identify resident's highest priority needs to determine spending priorities. While there's no "official" method to conducting a Parks and Recreation Needs Assessment, it's helpful to borrow from the body of knowledge that's been developed for the social sciences.

One concept that's particularly useful is the idea of "Triangulation", or approaching needs from at least three different vantage points. An assessment conducted solely from the vantage point of organized sports leagues, for example, may indicate that additional sports fields are the highest priority in a community. Yet the reality may be (and often is) that safe sidewalks and bikeways are more important than sports fields to most residents. Thus the practice of triangulation helps insure a more accurate assessment of community needs.

The three most typical types of assessment tools include anecdotal, qualitative and quantitative techniques. *Anecdotal techniques* are sometimes the most valid assessment tools, but probably the least scientific. Site visits and photographs, phone calls and/or conversations with facility and/or program participants, personal observations, discussions with parks and recreation staff and other types of similar discussions and observations can form the "first tier" of a needs assessment if properly recorded and documented. The "Existing Conditions Analysis" in Section 1 of this Master Plan, for example, is an anecdotal technique to determine needs.

Quantitative assessment techniques have the greatest credibility, because most people have faith in numbers and formulas. Numbers can be manipulated to support various positions, however, so quantitative techniques should not be used alone to determine community needs and priorities.

Of all of the quantitative techniques, the telephone survey is the most accurate and reliable. If conducted correctly, the telephone survey can yield results that most closely reflect the opinions and feelings of community residents. A mail survey can also be effective, but is not as statistically accurate or reliable as the telephone survey. Benefits of a telephone survey include:

- Assurance of even coverage by geographic area or other selected demographic identifier;
- Assurance that the person being interviewed meets the necessary respondent qualifications;
- Protection against manipulation of the results by special interest groups.

Qualitative techniques, the third "leg" of a triangulated approach, are also effective at determining community needs, but are not as statistically accurate and reliable as the telephone survey. Qualitative techniques involve talking with a wide cross section of community residents and stakeholders in order to identify common themes, needs and interests.

The following techniques were used to determine City of Homestead residents' needs and priorities:

Anecdotal

- Existing Conditions Analysis (Section 1.0)

Quantitative

1. LOS Analysis – Acreage
2. LOS Analysis – Facilities
3. LOS Analysis – Access (Service Area)
4. Telephone Survey

Qualitative

1. Staff/ Steering Committee Workshop
2. Interviews, Focus Groups
3. Public Workshops

The following is a summary of our key findings from each technique.

Anecdotal

Existing Conditions Analysis

As discussed in Section 1, Glatting Jackson visited each of the City's seventeen (17) recreation facilities sites, as well as observed the condition of the City's streets and trails. Many of the City's parks have fallen into disrepair, and most need to be upgraded to keep up with increasing demands.

Finding: There is a need to upgrade and enhance existing city parks to make them more attractive, functional and inviting for the city residents. There also appears to be a need to expand the exiting parks and/or purchasing land for large new passive, multi-purpose open space for a variety of recreational facilities and activities.

Quantitative Techniques

1. Level of Service (LOS) Analysis- Acreage

There is no standard LOS for a City's parks system (nationwide estimates range from 2 – 20 acres/ 1,000); the National Recreation and Parks Association's (NRPA) Park, Recreation, Open Space and Greenway Guidelines provides a framework for park system planning, and an approach to developing a Level of Service (LOS) Standard for local communities, but advises that "no single type of resource and facility guideline can adequately meet all outdoor recreation planning needs simultaneously. Each outdoor recreation provider should, therefore, select the guidelines that best serve its specific planning needs".

The City's current Comprehensive Plan requires a Level of Service (LOS) of three (3) acres of park land per 1,000 residents, which is similar to many other communities in Florida. Using a current population of 32,046 residents,

and an inventory of 144 acres of park land, the City currently enjoys an LOS of 4.5 acres/1,000, which exceeds the Comprehensive Plan LOS requirement.

Using the projected 2010 population of approximately 64,000 residents however, the LOS will drop to 2.25 acres/1,000 if no additional park and recreation land is acquired, resulting in a future deficiency of approximately 48 acres. (see **Exhibit 1**)

	2004
Population*	32,046
Developed Park Acres (2004)***	144 (4.5 acres / 1000)
Acres Needed****	96
Surplus - Deficit	48

	2010
Population*	64,000
Developed Park Acres (2000)***	144 (2.25 acres / 1000)
Acres Needed****	192
Surplus - Deficit	- 48

Exhibit 1

Finding: There is a need to acquire at least 48 acres of additional park land to sustain an LOS of three acres/1,000 population in 2010.

2. *Level of Service (LOS) Analysis -Facilities*

The State of Florida *State Comprehensive Outdoor Recreation Plan* (SCORP) contains facility standards showing the number of residents served by various types of recreation facilities, e.g. 1 tennis court /2,000 residents, but “warns” that these guidelines “are intended for broad, statewide application, and make no allowances for localized differences in communities or in specific outdoor recreation environments. Local jurisdictions particularly are encouraged to develop their own guidelines to more adequately reflect local conditions in determining recreation needs”.

We compared the City’s current inventory to the standards for both current and future populations (see **Exhibit 2**), which showed a “deficiency” in nine of the thirteen facility types, including:

- Tennis courts (-22)
- Football/soccer fields (-7)
- Softball fields (-5)
- Picnic areas (-10)
- Basketball courts (-10)
- Nature trails (-7)
- Fishing piers (-12)
- Boat ramps (-12)
- Volleyball courts (-10)

Finding: There appears to be a significant need for a wide variety of additional recreational facilities.

2004 Population – 32,046	Population Served*	City of Homestead**	Needs	Surplus/ Deficiency
Tennis Courts	2,000	10	16	-6
Football/ Soccer fields	6,000	2	5	-3
Softball (field)	5,000	5	6	- 1
Baseball	5,000	16	6	10
Picnic Areas	6,000	6	5	1
Playground / Tot lots	10,000	7	3	4
Aquatic Center	25,000	2	1	1
Basketball Courts	5,000	8	6	2
Golf Courses	50,000	1	1	0
Nature Trails	6,750	1	4	- 3
Fishing Piers	5,600	0	6	- 6
Boat Ramps / Lanes	5,000	0	6	- 6
Volleyball	6,000	2	5	- 3

Exhibit 2 -Level of Service Facilities Existing and Future

2010 Population – Approx. 64,000	Population Served*	City of Homestead**	Needs	Surplus/ Deficiency
Tennis Courts	2,000	10	32	- 22
Football/ Soccer fields	6,000	2	10	- 7
Softball (field)	5,000	5	12	- 7
Baseball	5,000	16	12	4
Picnic Areas	6,000	6	10	- 4
Playground / Tot lots	10,000	7	6	1
Aquatic Center	25,000	2	2	2
Basketball Courts	5,000	8	12	- 4
Golf Courses	50,000	1	1	0
Nature Trails	6,750	1	10	- 9
Fishing Piers	5,600	0	12	- 12
Boat Ramps / Lanes	5,000	0	12	- 12
Volleyball	6,000	2	10	- 8

* Source: City of Homestead, Planning Department

** Excludes the unincorporated population and Private Recreational Facilities

3. Level of Service (LOS) Analysis-Access

Service Areas determine the area served by each existing park, based on the criteria established by the City. In our Steering Committee workshop, for example, we determined that every resident of Homestead should be able to walk to a Neighborhood Green Space within ¼ mile of their home (a ½ mile service area for each green space); walk to a Neighborhood Park within 1 mile (service area of 2 miles) and bicycle or drive to a Community Park/ Community Center within 3 miles (6 mile service area) (see Exhibit 3).

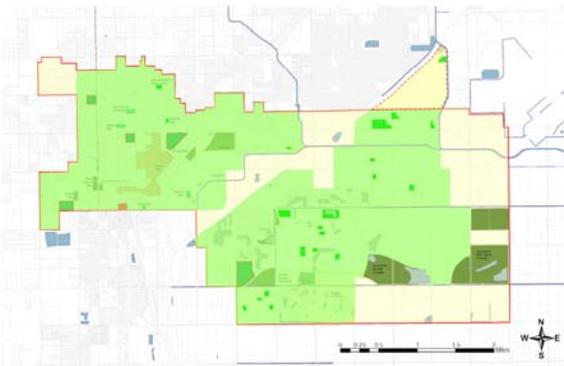


Exhibit 3 - LOS Service Area Neighborhood Parks

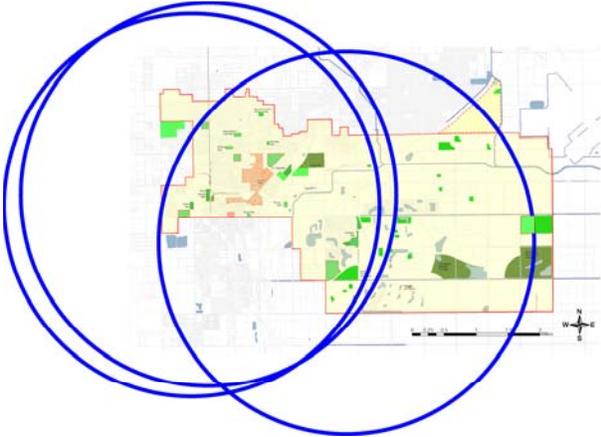


Exhibit 3 - LOS Service Area Community Parks

Based on this criteria, we found that:

- Most residents do not have access to a Neighborhood Green Space within a ¼ mile walk, and that approximately one hundred new green spaces would be required to meet this criteria
- Most residents have access to a public Neighborhood Park (west side of Homestead) or a private Neighborhood Park/ Amenity Area (east side of Homestead) within one mile of their homes. Exceptions are the neighborhoods on the far edges of the City limits
- Residents on the west side of town are well-served by Community Parks and Community centers, although both the parks and centers are smaller than our ideal criteria, so may soon be at capacity;
- Residents on the east side are lacking large, multi-purpose community parks and centers

Finding; there is a need for new Neighborhood Green Spaces throughout the City; Neighborhood Parks at the edges of the City limits; and 1 - 2 new Community Parks and Community Centers on the east side of the City.

4. Telephone Survey

Haysmar, Inc, a Research and Analysis firm hired by Glatting Jackson, conducted a telephone survey of 270 City of Homestead residents to determine their attitudes and opinions regarding the City’s Parks and Recreation System.

- Residents did not rate the existing parks system very highly
- Residents indicated a willingness to tax themselves to improve the existing system (A copy of the results from the Telephone Survey is included in **Appendix G**)

Residents indicated a need for more of the following facilities (in order of priority; facilities “ranked” lower than 50% are not shown):

Top Priority Needs	% Of Respondents
Shade Trees on Sidewalks	75%
Camp Sites	74%
Picnic Areas	73%
Baseball Fields	72%
Therapeutic Recreational Facilities	70%
Cultural Centers	70%
Basketball Courts	70%
Racquetball/ handball Courts	68%
Walking/ Jogging Trails	67%
Beach Access	66%
Bicycling paths/ lanes	62%
Golf Courses	62%
Skateboard Park	61%
Canoeing/ Kayaking Facilities	60%
Roller Hockey	59%
Inline skating	59%
Volleyball Courts	56%
Swimming Pools	55%
Boat Ramps and Docks	55%
Performance Centers/ Auditoriums	54%
Aquatics Centers/ Pools	54%
Special Events area / Amphitheater	54%
Senior Citizen Centers	53%
Playground / Tot Lots	52%
Shuffleboard Courts	51%

Findings: Residents need a wide variety of parks and recreation facilities; are not very satisfied with the existing system; and may be willing to tax themselves to make improvements.

Quantitative Techniques

1. Staff/ Steering Committee Workshop

Glatting Jackson facilitated workshops with the City staff and the Project Steering Committee on February 26 and April 22, 2004. One exercise used at both workshops asked participants to list “Extreme Needs” for parks and recreation facilities within the City of Homestead. Top priorities listed by the group at the February 26 workshop included:

- Shade trees
- Interactive water parks
- Sidewalks, walking trails
- Picnic areas
- Freshwater beach access
- Youth centers
- Freshwater boat ramps
- Special event areas
- Dog parks
- Frisbee/open play areas
- Soccer fields
- Therapeutic recreation facilities
- Playgrounds/tot lots

Top priorities listed by the group at the April 22 workshop included:

- Fix up existing parks to the west
- Buy additional park land
- Bicycle paths/ trails
- Picnic areas/open space
- Soccer fields

Findings: There is a need for the basic “Green Infrastructure” typically associated with great cities and a high quality of life: shaded sidewalks, safe bicycle paths, multi-purpose open space and passive parks, playgrounds, water access and a variety of recreational facilities.



Staff / Steering Committee Workshop—April 2004

2. Interviews, Focus Groups

On April 20-22, Glatting Jackson conducted interviews with twenty (20) community leaders, recreation providers and/or other key stakeholders in Homestead. In addition to discussing general needs, we asked each participant to list their top three (3) priorities for spending the City's Safe Neighborhoods Grant funds.

Following are the responses; numbers in parentheses note that the number of times the same comment was recorded:

- Upgrade/expand existing parks, including neighborhood parks to the west, Harris Field, J.D. Redd, Roby George Park, James Archer Smith, youth athletic fields (8)
- Expanded facilities, parks and recreation programming, teen programs, program supplies, programming staff, environmental education programs (6)
- Additional passive parks, big central park, picnic areas (7), irrigation, new grass
- Sidewalks, bike paths, jogging/walking paths, nature trails between and within parks (5)
- Build additional athletic fields (3), soccer fields (2), baseball field, softball fields
- Extreme sports facility, BMX track or other kid's facility (2)
- Expand Blakey Park existing track (2)
- Transportation for seniors, disabled to senior/community centers (2)
- Light the fields at Harris Field, existing fields (2)
- Banquet/performing arts facility
- Adult basketball gymnasium
- Develop Humpty Dumpty site
- Baseball fields within walking distance of Neighborhoods

- Teen center
- Expand Losner Park
- Pave bike paths in the Villages
- Neighborhood green spaces
- Scholarship fund
- FCAT training, health education
- Change codes to require that future development conforms to good open space standards
- Environmental education programs
- Build new buildings
- Build pool complex on east side

Findings: Top priority needs from the interviews include:

- *Upgrading and expanding existing parks*
- *Expanding programs*
- *Purchasing land for large, passive parks*
- *Developing an interconnected system of sidewalks, bike paths and nature trails between and within parks*
- *Purchasing land and developing athletic fields*

A copy of the Interview/ Focus Group Summary is included in **Appendix E**.

3. Public Workshops

Three public workshops were held to give residents an opportunity to provide input regarding the top priority needs in the City. Residents were given a list of recreational facilities and asked to “vote” regarding top priority needs. Facilities ranked as a priority need by 50% or more of the participants included:

April 20 – Phichol Williams Center (8 participants)

- Youth centers
- Performance arts center/ community centers
- Cultural centers/museums
- Sidewalks
- Recreational programs
- Recreation centers
- Interactive water parks
- Walking trails
- Shade trees on paths
- Freshwater beach access
- Environmental education centers
- Picnic areas
- Tennis courts
- Therapeutic recreation facilities

April 21 – YMCA (15 participants)

- Shade trees on paths
- Equestrian trails
- Equestrian centers
- Rodeo grounds
- Youth programs
- Wellness programs
- Nature trails
- Transportation programs
- Picnic areas

April 22 – Musselwhite Park Senior Center (40 participants, only 12 of whom were City residents)

- Public parking in downtown

- Additional space, upgraded facilities at the Senior Center
- Improvements to existing parks
- Additional staff at the Senior Center
- Aquatics/exercise facility at the Senior Center



A



Findings: A wide variety of needs were listed by participants. Top priority needs for the Equestrian groups are trails and an equestrian center; top priority needs for seniors are improvements to the Senior Center.

A copy of the Public Workshop Minutes is included in **Appendix F**.

SUMMARY/ RECOMMENDATIONS

The Needs Assessment techniques outlined above indicate a need for a wide variety of parks and recreation facilities, as well as expanded programs and improved maintenance.

Top priorities appear to include:

- Upgrading the City’s existing parks, including purchasing land for expansion wherever possible
- Expanding programs
- Purchasing land for new community parks to provide a wide array of both active and passive recreational facilities including athletic fields, play courts, picnic areas, playgrounds, etc
- Developing an interconnected system of sidewalks, trails and bike paths

Based on the outcome of the Needs Assessment process, the City’s Parks and Recreation Master Plan Steering Group established the following top priorities:

1. Renovate, Enhance Existing Neighborhood Parks
2. Develop New Phase One of “Humpty Dumpty” Community Park
3. Acquire Land for New, Expanded Community Parks
4. Develop One (1) Major Trail/Greenway
5. Build Teen Center/ Extreme Sports Complex
6. Renovate Remainder of Existing Parks
7. Build New Community Park, Special Use Facilities
8. Provide Additional Programs, Primarily Through Other Agencies

3.0 FUTURE PARKS AND OPEN SPACE SYSTEM - THE VISION

As the South Dade metropolis reaches out to Homestead, the City is about to explode with residential and commercial growth. This is the moment to set the vision for the future while the land is open and relatively inexpensive. Only at the beginning of significant growth can a city establish the relationships between roads, parks and natural areas that provide the permanent physical qualities of the town. Only once could Fort Lauderdale shape the canals to be the Venice of America. Only once could Coral Gables, Hollywood, Coral Springs and Weston achieve a unique relationship of boulevards and parks. This is Homestead's moment.

Working with the Parks and Recreation Master Plan Steering Group, Glatting Jackson developed Nomenclature and Criteria for the City's Parks and Recreation System (see **Appendix B**) including:

- Neighborhood Green Spaces
- Neighborhood Parks
- Community Parks
- Municipal Parks
- Community Centers
- Special Use Facilities
- Lake / Canal Access
- Regional Parks
- Greenways, Bikeways and Trails
- Streets, Avenues, Boulevards and Parkways
- Recreation Programs

An overall Parks and Recreation System Master Plan was developed to show the locations of both existing and proposed facilities. (See **Map 2** - Conceptual Master Plan)

The Vision responds to the findings from the Existing Conditions Analysis (Section 1) and the Needs Assessment (Section 2), and strives to meet the following objectives in time for the City's Centennial Celebration in 2013:

- Provide Neighborhood Green Spaces Within Easy Walking Distance (1/4 mile) of Every Resident
- Provide a Neighborhood Park Within 1 Mile of Every Resident
- Provide a Community Park and Center within Easy Access (3 miles) of Every Resident
- Provide Adequate, High Quality Special Use Facilities (performing arts facilities, athletics complexes, aquatics complexes, etc) to Meet Residents' Needs
- Convert Every City Street into a Linear Park with Sidewalks, Trees and Bike Paths/ Lanes
- Provide an Interconnected System of Multi-purpose Trails and Greenways for Bicycling, Walking and/or Skating Throughout the Community
- Celebrate and Communicate the City's History and Culture through Exhibits, Signage and Art in Public Parks, Buildings and Open Spaces
- Integrate Public Art into the City's Parks, Streets, Greenways and Throughout the Public Realm
- Provide Access to a Variety of Recreation Programs for City Residents

PROPOSED IMPROVEMENTS

Following is a description of each of the proposed improvements within each Subsystem, including improvements to existing elements as well as proposed new projects. The proposed improvements are numbered to correspond to the locations shown on Map 2. Estimated costs for each project are included in Section 5, Implementation Plan.

Neighborhood Green Spaces

1. *Renovation of Mini-Park*
 - The City should engage the local neighborhood residents in a Master Planning process to determine the best use (s) for Plan for the existing Mini-Park, and establish a construction budget for improvements
 - Typical improvements would include a small tot lot, benches, picnic tables, a small shelter, shade trees, open lawn areas and irrigation
2. *New Neighborhood Green Spaces*
 - The City should establish small green spaces throughout the City through matching grants, donations and /or acquisitions in existing neighborhoods, and through the City's development approval process in new neighborhoods
 - The City's Land Development Codes need to be revised to reflect this Vision. Each open space should be designed and developed to meet the needs of neighborhood residents. Whenever possible, Homeowners or Neighborhood Associations should be responsible for on-going maintenance, or special tax assessments should be established

Neighborhood Parks

The Parks and Recreation Master Plan Steering Group established the renovation of existing Neighborhood Parks as their #1 priority.

3. *Renovation of James Archer Smith Park*
 - Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
 - Construction of new facilities, including open play space, picnic tables and benches, shade trees, limited parking spaces, a playground, walking paths, a water fountain and a picnic pavilion/ shade structure, irrigation, new grass
4. *Renovation of Mistretta Park*
 - Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
 - Renovation of existing playground and picnic pavilion/ shade shelter, creation of a walking path and a water fountain
 - Construction of new facilities including picnic tables, benches, shade trees, limited parking spaces and resurface basketball court.
5. *Renovation of Musselwhite Park*
 - Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
 - Relocation of the Shuffleboard Courts from Krome Avenue within the site or additional landscape features to soften view from Krome Avenue.
 - Construction of new and or expand facilities including an open play space and civic/ community gathering space adjacent to Krome Avenue, with a picnic pavilion/ bandstand, picnic tables and benches, shade trees, walking paths, a water fountain. Additional parking spaces will be needed to meet the needs of the expanded senior center

6. *Renovation of Tatum Park*

- Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
- Construction of new facilities, including open play space, new boundary fencing with public art incorporated into the park, shaded sidewalk, picnic tables and benches, shade trees, limited parking spaces, restrooms, a playground, walking paths, a water fountain and a picnic pavilion/ shade structure

7. *Renovation of Wittkop Park*

- Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
- Construction of new facilities, including open play space, basketball courts, tennis courts, racquetball court, new children’s playground, picnic tables and benches, shade trees, new shaded sidewalk / walking trail around the park, enhancement to the Water Tower with public art, limited parking spaces, improvement to Children's play area, a water fountain and a picnic pavilion/ shade structure

8. *New East-side Neighborhood Park (1)*

- Acquisition of 3-6 acres of land to develop one (1) new Neighborhood Park on the east side of the City
- Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
- Construction of new facilities to include:- open play space, picnic tables and benches, shade trees, limited parking spaces, restrooms, a playground, walking paths, a water fountain and a picnic pavilion/ shade structure

9. *New West-side Neighborhood Parks(3)*

- Acquisition of land (3 – 6 acres per park) and development of up to three (3) new Neighborhood Parks on the west side of the City, or continue to work with private developers within the planned unit developments
- Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
- Construction of new facilities, including open play space, picnic tables and benches, shade trees, limited parking spaces, restrooms, a playground, walking paths, a water fountain and a picnic pavilion/ shade structure

Community Parks

10. Develop “Humpty Dumpty” Park - (Priority #2)

- Develop a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents (A Conceptual Master Plan for the Humpty Dumpty site is included in Section 4 of this report)
- Develop a phasing plan for the site development
- Establish Phase One construction budget and prepare design, permitting and construction documents
- Construction of new facilities include : dog park, basketball and tennis courts, soccer/ multi-purpose fields, an open play space, picnic area, two playgrounds, signage, central pavilion, community gardens, canoe/ kayak launch, trailer parking and a walking/ vita trail around the entire site

11. Acquire Land and Develop a New Community Parks - East (Priority #3)

The Steering Group ranked land acquisition for Community Parks as their third priority in recognition of:

- 1) The City’s need for additional Community Park land
 - 2) The rapid escalation of land costs within the City
- The City should acquire at least two 60-80 acres (minimum) park sites to maintain the desired Level of Service (LOS). Land has not been identified as part of this study, but potential locations for the parks should be located on the eastern edges of the City
 - Construction of new facilities include dog park, baseball fields, soccer fields, childrens playground, aquatic center / playground, tennis courts, basketball community center, walking trails and picnic areas

12. Acquire and develop a new Community Park -West (Priority #3)

- The City should acquire at least 20-30 acres of parkland to maintain the desired level of Service (LOS) for park acreage and to provide the desired three mile service radius for Community Parks
- Land has not been identified as part of this study, but a potential location may be on the western limits of the City.
- Develop a master plan for the development and phasing plan of the site
- Construction of new facilities to include dog park basketball, tennis courts, multi-use open play space, athletic fields, playgrounds, walking trails, community gardens, pavilions and picnic areas

13. Renovate Blakey Park

- Development of a Master Plan and Design/ Construction Documents for the park and the Community Center, in conjunction with neighborhood residents
- Renovate existing facilities, including the running track, basketball courts
- Construction of new facilities including picnic pavilions and a bandstand for community events, picnic tables, benches, fencing, signage and a walking/ vita trail with shade trees

14. Renovate Roby George Park

- Development of a Master Plan and Design/ Construction Documents in conjunction with neighborhood residents
- Construction of new facilities including open play space for small informal play, picnic pavilions, benches, shade trees, new fencing and signage

Municipal Parks

15. Expand and Renovate Harris Field as the City's Premier Municipal Park Complex

- Harris Field has long played a significant role in the civic lives of City residents; many participants in the Master Planning process recalled their High School football days, rodeos and other special events that symbolized life in Homestead over the past half-century.
- There was much discussion during the master planning process regarding the appropriate use(s) of the site, including the commercial frontage along U.S. 1, the rodeo grounds, which re leased to the Rodeo Association; the football stadium, and the YMCA. It was determined that the existing site should be preserved as a Municipal Park, and renovated to serve residents' expanding needs for the next 50 years.
- The Harris Field site is one of the most highly visible sites in the City, and strategically located in between “old Homestead” to the west and “new Homestead” to the east. Vacant land is available for expansion to the south. If the site is expanded and renovated, it can provide residents with a connection to the City's history and character; meet a variety of their recreation and social needs; and continue to serve as one of the symbolic civic “centers” that bring residents together and provide a “sense of place”.
- Renovation of the football stadium, expansion and improvement of the existing Rodeo ground, provision of additional parking, expansion of the park on the land to the south, improved children's play area, improvement of the baseball fields and concessions area and enhanced entrance to the site from US 1

16. Expand and Develop Losner Park as the City's Downtown Municipal Park

- Losner Park needs to be expanded to serve as the City's “Town Square”, providing a large, passive green space for sitting, sunning, lunching and open play, as well as serving as the venue for major civic events such as concerts and art shows. Development of the park can boost the City's efforts to promote the Antiques and Entertainment District, and to revitalize the Downtown.
- It is important that the City and the CRA “think big”, and acquire as much land as possible to 1) maximize the commercial frontage facing the park, and 2) to accommodate as many different types of activities as possible. Two highly successful, comparable parks in Florida are “Old School Square” in downtown Delray Beach on Atlantic Avenue, and “Central Park” in Winter Park on Park Avenue; both communities are known for both their high quality of life, large civic gathering space, as well as their vibrant downtowns.

17. Develop a Downtown Master Plan

- The City is currently considering a number of downtown initiatives, including a new City Hall site; the County Busway; a downtown “by-pass”; a National Park Visitors center; the Park-to-Park Trail; the Antiques and Entertainment District; the expansion of Losner Park; and others. However no overall Downtown Master Plan exists to show how all of these projects interrelate, and/or any potential conflicts between them.
- A Downtown Master Plan should be developed to maximize the benefits of each project, and to determine the preferred form and character of downtown streetscapes, plazas and open spaces, parking, sidewalks and bikeways, crosswalks, transit stops and other downtown design elements

18. Develop J.D.Redd Park as a municipal gathering space –

- The City is currently considering a number of downtown sites to the south of J.D. Redd Park. The sites are currently vacant and offer the potential to expand the park to the south
- Construction of a new frontage and entrance to the park from US1 with a pedestrian footbridge /connection to the new and expanded Harris Field, on the opposite side of US1

Community Centers

19. Renovate Phicol Williams Community Center

- Improvements to include: enhancements to the park, with building enhancement and improve the pedestrian links to the neighborhood and Roby George Park. Improve the programs at the center to meet the need of the community.

20. Renovate William F. Dickinson Senior Center

- Improve and extend the existing building with new building enhancements, improved parking and pedestrian links to community.

21. Renovate Blakey Community Center

- Ongoing improvements to the interior and exterior of the building. Enhance the building entrance and facilities. Expand the existing programs at the center. Improvements to the gymnasium equipment and facilities

22. Develop New Eastern Community Center

- New Community center to include meeting rooms, auditorium, multi-use gymnasium, offices and programmed facilities.

23. Develop New Western Community Center

- New Community center to include meeting rooms, auditorium, multi-use gymnasium, offices with programmed facilities.

Special Use Facilities

24. *Redevelop Pioneer Park as a Teen Center/ Extreme Sports Complex*

- Development of a Master Plan and Design/ Construction Documents in conjunction with private developer
- Construction of new facilities including extreme sports park with skate park, BMX facilities, picnic pavilions, benches, shade trees, new fencing, water fountain and signage

25. *Develop a Therapeutic Recreation Pool at the YMCA or at Another Partner Facility*

- Construction of new therapeutic recreational facilities in conjunction with YMCA or non-profit organization, including a wellness clinic with classes and training facilities

26. *Develop a National Park(s) Visitors Center/ Bicycle Museum/ Historical Museum*

- Development of a Master Plan and Design/ Construction Documents in conjunction with various authorities, including Miami Dade County, National Park Service and SFWMD. The exact location of the building to be determined, but it should be located near the downtown of Homestead and have connections to the ‘Park to Park’ Trail (See item #31.Park to Park Greenway for further details)
- Construction of a new facility/ building to as a destination in its’ own right. The building to include a bicycle museum/ cultural interpretation facilities, restrooms, parking, tourist information services

27. *Re-develop part of the Homestead Baseball Complex as special use facility*

- Construction of a public open space to be developed in association with the Baseball Complex. The facilities should include a walking/ vita trail, beach access to freshwater lake, benches, shade trees, parking, pavilion and freshwater fishing pier/ boardwalk

Lake / Canal Access

28. *Develop Up to Three (3) “Small Boat” Ramps at Canal Sites*

- Develop a Master Plan and Design/ Construction Documents in conjunction with SFWMD and other managing agencies
- Construct a boat ramp for small craft with trailer parking, shade structure, signage and interpretation plan for each site

29. *Develop a Beach and “Small Boat” Access at the Homestead Sports Complex*

- Develop a Master Plan in conjunction with the developers to retain some land as part of public open space
- Develop a phasing plan for the site development including a beach access, pavilions, parking, shade structures with boat concessions and boat ramp

Regional Parks

30. *Coordinate Development of the County Air Reserve Park w/ Miami-Dade County*

- Develop the Master Plan in conjunction with Miami Dade County and local residents
- Develop a phasing plan for the site development

Greenways, Bikeways and Trails

31. *Develop the ‘Park-to-Park ‘ Greenway*

- Develop a Master Plan and Design/ Construction Documents for the development of a the “Park to Park” Trail, which connects Everglades National Park to Biscayne National Park in conjunction with the National Park Service, SFWMD, Miami Dade County and other managing agencies
- Develop a phasing plan for the development of the trail. Establish Phase One construction budget and prepare design, permitting and construction documents
- Construction of new facilities to include 12’ wide multi use trail, trailheads with water fountain, information board, parking, shade structures, bicycle stands, benches, shade trees, access gates, signage and crosswalks

32. *Develop City-wide Trails and Greenways System*

- Develop a Master Plan and Design/ Construction Documents in conjunction with Miami Dade County to develop a network of greenways and trails throughout the City connecting to the parks system. Greenways to include the Mowry Canal, North Canal Miami Dade Transit Busway and the West Dade Expressway as a green corridor
- Develop a phasing plan for the implementation of the site development
- Establish Phase One construction budget and prepare design, permitting and construction documents

33. *Develop City-wide Network of Bike Lanes and Paths*

- Develop a Master Plan and Design/ Construction Documents for the development of a citywide bicycle network with bicycle lanes, bicycle trails, off road bicycle trails and connecting to the citywide trails system.
- Develop a Bicycle Museum within the downtown area to celebrate the City’s history as the Nations first Bicycle City
- Establish Phase One construction budget in conjunction with Miami DADE County MPO and the redevelopment of the Boulevards, Avenues and Streets network and prepare design, permitting and construction documents
- Develop a phasing plan for the trail development. Construction to include shade trees, benches, bicycle stands, signage, promotional literature / leaflet

Boulevards, Avenues and Streets

34. Redevelop Existing Streets, Avenues and Parkways as Linear Parks

- Future transportation plans can examine the road enhancement to tree-lined boulevards, avenues and streets that link the parks, canals, and main street and employment areas. The road system can be made attractive for use by walkers, bicyclists and motorists going to a regular sequence of neighborhood playgrounds and neighborhood parks, or traveling longer distances to canal access points, community parks and regional/national recreation areas.
- Types of roads for consideration are connecting neighborhoods and other Places:
 - *Boulevards with 4-6 lanes, bikeways, trees, median and wide sidewalks*
 - *Avenues with two lanes, bikeways, trees and wide sidewalks*
 - *Streets with two lanes within neighborhoods with shaded sidewalks*
 - *Shaded greenways and trails for walking, running and biking*
 - *Special Roads in Downtown:*
 - Main Street with road attributes to enhance the quality of the pedestrian urban space
 - Bus Way with two bus lanes and multi-use trails
- The expansion of pedestrian Downtown Homestead would create a scale of similar downtowns that have proven economically healthy within smaller cities – Homestead’s projected size. For new residents and tourists to Homestead, the expanded downtown can be the central point of social and economic vitality with Losner Park, amphitheater, arts

facilities, city hall, antique shops, community college and bus way. The incorporation of Federal Highway would present the downtown

to a larger group of traveling motorists, not utilizing Krome Avenue. The incorporation of Harris Field and JD Redd Park links the community activities and festivals in the parks with shopping and living on Main Street.

- Outside the city-owned parks and roads are private residential developments. Fortunately, these residential developments have placed a high priority on tree lines streets, sidewalks, trails, biking and neighborhood green spaces. They also provide recreation with pools, clubhouses, tennis courts and golf courses. The existing and future residential developments will smoothly merge with the spirit of the parks and recreation master plan as they continue to provide the necessary neighborhood green spaces, trails and recreation facilities. With the master plan and future transportation planning, the perimeter of the new residential developments could include tree-shaded trails or canal access points for the whole community.

35. Develop an Identity with Gateway and Entrance Features into the City

- Development of a Master Plan and Design/Construction Documents in conjunction with neighborhood residents and businesses within the City to create an Identity for the City of Homestead.
- Development of Gateways to mark the entry / exit points to the City for both residents and visitors, within the right of way.

Recreation Programs

36. Expand Recreation Programs

Currently the City offers limited recreation program. As residents' demands for additional programs increases, the City should:

- Investigate various alternatives for meeting needs, including evaluating current recreation fees, hiring additional programming staff
- Develop a network of private/non-profit recreation providers for resident referral
- Develop a recreation web site, listing the programs available from the City, the YMCA, the County and other public/private/non-profit recreation providers. Program descriptions, telephone numbers, rate schedules, e-mail addresses and/or other related information should be available on the web site, and the City should publish the web site address on all City publications

Other Improvements:

37. Develop a public Art Program initiative throughout the City to be included as part of all the new developments

- Development of a Public Art Master Plan to identify opportunities for a citywide program of public art
- Establish a Steering Committee to guide and develop Public Art programs throughout the implementation of the initiatives identified in this vision plan

38. Develop a co-ordinate Citywide signage program

- Development of a Citywide signage program with the various agencies to create unique identity for the City
- Construction of a co-ordinated signage program , to include new signs for historic interpretation, bicycle, park identification and street names and places of interest. The signage program could also incorporate public art

4.0 CONCEPTUAL MASTER PLANS

Glatting Jackson prepared preliminary Conceptual Master Plans for four of the projects listed in the previous section, including:

- Humpty Dumpty Community Park
- New Eastern Community Center
- New Western Community Center
- Park - to- Park Greenway

5.0 IMPLEMENTATION PROGRAM

Glattig Jackson met with City staff and the Project Steering Committee on July 8, 2004 to determine top priorities and funding strategies for the improvements listed in Section 3
(See **Appendix F**).

1. **Renovate, Enhance Existing Neighborhood Parks**
(950,000 Safe Neighborhoods; 400,000 Grants)
2. **Develop New Phase One of “Humpty Dumpty” Community Park**
(7,000,000 County Mitigation; 250,000 Assessment Fees; 400,000 Grants)
3. **Acquire Land for New, Expanded Community Parks - “East and West Community Parks”**
(2,000,000 Impact Fees; 6,000,000 FCT Grants)
4. **Develop One (1) Major Trail Greenway - “Park to Park Greenway”**
(General Fund, Impact Fees, Grants)
5. **Build Teen Center/ Extreme Sports Complex**
(General Fund, Impact Fees, Grants)
6. **Renovate remainder of Existing parks**
(General Fund, Impact Fees, Grants)
7. **Build New Special Use Facilities - Extreme Sports /Teen Center “Pioneer Park”**
(General Fund, Impact Fees, Grants)
8. **Provide Additional Programs, Primarily Through Other Agencies**

ESTIMATE OF COSTS / FUNDING STRATEGY

The following estimate of Costs/ Funding strategy outlines the “Order of Magnitude Costs of the improvements listed in Section 3. These estimates are based on data from similar projects and should not be used for budgeting purposes. More detailed analysis and design needs to be conducted for each project to verify potential costs.

The chart also outlines the alternative funding sources that the City may wish to consider when implementing the improvements discussed in Section 3.

**CITY OF HOMESTEAD
PARKS AND RECREATION MASTER PLAN
ESTIMATE OF COSTS/ FUNDING STRATEGY**



PROJECT NAME: City of Homestead Parks and Recreation System Master Plan

GJ PROJECT #: 17487.0

DATE: November 01, 2004

ACTION #	DESCRIPTION OF PROJECT	PRIORITY	DEV'MENT YEARS	ACQUISITION COSTS	DEV'MENT COSTS	SAFE NEIGHBORHOOD PARKS	MIAMI DADE	IMPACT FEES	GRANTS	TOTAL FUNDING ALLOCATED
NEIGHBORHOOD GREEN SPACES										
1	RENOVATION OF NEIGHBORHOOD GREEN SPACES	HIGH	2004-2006		\$100,000					\$0
2	DEVELOP NEW NEIGHBORHOOD GREEN SPACES	MEDIUM	ONGOING		\$1,000,000					\$0
SUBTOTAL:					\$1,100,000					\$0
NEIGHBORHOOD PARKS										
3	RENOVATION OF JAMES ARCHER SMITH PARK	HIGH	2004-2006		\$350,000	\$190,000				\$190,000
4	RENOVATION OF MISTRETTA PARK	HIGH	2004-2006		\$350,000	\$190,000				\$190,000
5	RENOVATION OF MUSSELWHITE PARK	HIGH	2004-2006		\$350,000	\$190,000				\$190,000
6	RENOVATION OF TATUM PARK	HIGH	2004-2006		\$350,000	\$190,000				\$190,000
7	RENOVATION OF WITTKOP PARK	HIGH	2004-2006		\$350,000	\$190,000				\$190,000
8	NEW NEIGHBORHOOD PARK - EAST	MEDIUM	2006-2008		\$1,000,000					\$0
9	NEW NEIGHBORHOOD PARK - WEST	MEDIUM	2006-2008	\$2,000,000	\$1,000,000					\$0
SUBTOTAL:					\$3,750,000					\$950,000
COMMUNITY PARKS										
10	DEVELOP HUMPTY DUMPTY COMMUNITY PARK	HIGH	2004-2006		\$8,000,000		\$7,000,000	\$250,000	\$400,000	\$7,650,000
11	ACQUIRE AND DEVELOP LAND FOR NEW COMMUNITY PARK - EAST	HIGH	2004-2006	\$2,000,000	\$5,000,000			\$1,000,000	\$3,000,000	\$4,000,000
12	ACQUIRE AND DEVELOP LAND FOR NEW COMMUNITY PARK - WEST	HIGH	2004-2006	\$2,000,000	\$5,000,000			\$1,000,000	\$3,000,000	\$4,000,000
13	RENOVATE BLAKEY PARK	HIGH-MEDIUM	2006-2008		\$3,000,000					\$0
14	RENOVATE ROBY GEORGE PARK	HIGH-MEDIUM	2006-2008		\$1,000,000					\$0
SUBTOTAL:					\$22,000,000					\$15,650,000
MUNICIPAL PARKS										
15	EXPAND AND RENOVATE HARRIS FIELD	HIGH-MEDIUM	2006-2008	\$2,000,000	\$3,000,000					\$0
16	EXPAND AND DEVELOP LOSNER PARK	HIGH-MEDIUM	2006-2008	\$1,000,000	\$1,000,000					\$0
17	DEVELOP A DOWNTOWN MASTER PLAN	HIGH-MEDIUM	2006-2008		\$150,000					\$0
18	ACQUIRE LAND ADJACENT TO J.D.REDD PARK AND RENOVATE	HIGH	2004 -2006	\$2,000,000	\$3,000,000					\$0
SUBTOTAL:					\$7,150,000					\$0
COMMUNITY CENTERS										
19	RENOVATE PHICHOL WILLIAMS COMMUNITY CENTER	MEDIUM	2006-2008		\$1,000,000					\$0
20	RENOVATE WILLIAM DICKINSON SENIOR CENTER	HIGH	2006-2008		\$3,000,000					\$0
21	RENOVATE BLAKEY COMMUNITY CENTER	MEDIUM	2006-2008		\$5,000,000					\$0
22	DEVELOP NEW COMMUNITY CENTER - EAST	MEDIUM	2006-2008		\$10,000,000					\$0
23	DEVELOP NEW COMMUNITY CENTER - WEST	MEDIUM	2008-2010		\$10,000,000					\$0
SUBTOTAL:					\$29,000,000					\$0

**CITY OF HOMESTEAD
PARKS AND RECREATION MASTER PLAN
ESTIMATE OF COSTS/ FUNDING STRATEGY**

	SPECIAL USE FACILITY									
24	REDEVELOP PIONEER PARK AS A TEEN CENTER/ EXTREME SPORTS COMPLEX	HIGH	2006-2008		\$3,000,000					\$0
25	DEVELOP THERAPEUTIC RECREATION POOL AT YMCA / PARTNER FACILITY	MEDIUM	2006-2008		\$3,000,000					\$0
26	DEVELOP NATIONAL PARK(S) VISITOR CENTER/ BICYCLE MUSEUM	HIGH-MEDIUM	2004-2008		\$10,000,000					\$0
27	REDEVELOP PART OF HOMESTEAD BASEBALL COMPLEX AS SPECIAL USE FACILITY	MEDIUM	2006-2008		\$2,000,000					\$0
	SUBTOTAL:				\$18,000,000					\$0
	LAKE / CANAL ACCESS									
28	DEVELOP UP TP 3# SMALL BOAT RAMPS AT CANAL SITES	MEDIUM	2006-2008		\$1,500,000					\$0
29	REDEVELOP A SMALL BEACH / BOAT ACCESS AT HOMESTEAD BASEBALL COMPLEX	MEDIUM	2006-2008		\$1,000,000					\$0
	SUBTOTAL:				\$2,500,000					\$0
	REGIONAL PARKS									
30	COORDINATE DEVELOPMENT OF HOMESTEAD AIR RESERVE PARK WITH MIAMI DADE COUNTY	MEDIUM	2006-2008		\$0.00					\$0
	SUBTOTAL:				\$0					\$0
	GREENWAYS, BIKEWAYS AND TRAILS									
31	DEVELOP "PARKTO PARK" GREENWAY WITH VARIOUS AUTHORITIES	HIGH	2004-2008		\$3,000,000					\$0
32	DEVELOP CITYWIDE TRAILS AND GREENWAYS SYSTEM	MEDIUM	2006-2008		\$6,000,000					\$0
33	DEVELOP CITYWIDE NETWORK OF BIKE LANES AND PATHS	MEDIUM -LOW	ONGOING		\$10,000,000					\$0
	SUBTOTAL:				\$19,000,000					\$0
	BOULEVARDS, AVENUES AND STREETS									
34	REDEVELOP EXISTING BOULEVARDS, AVENUES AND STREETS AS LINEAR PARKS	MEDIUM	ONGOING		\$50,000,000					\$0
35	DEVELOP GATWAYS / ENTRANCE FEATURES (4#)	MEDIUM	2006-2008		\$2,000,000					\$0
	SUBTOTAL:				\$52,000,000					
	RECREATION PROGRAMS									
36	EXPAND RECREATION PROGRAMS THROUGHOUT THE CITY	HIGH	ONGOING		\$500,000					\$0
	SUBTOTAL:				\$500,000					\$0
	OTHER IMPROVEMENTS									
37	DEVELOP A PUBLIC ART PROGRAM	MEDIUM	ONGOING		\$500,000					\$0
38	DEVELOP A COORDINATED CITYWIDE SIGNAGE PROGRAM	MEDIUM	2004-2006		\$500,000					\$0
	SUBTOTAL:				\$1,000,000					\$0
			GRAND TOTAL:	\$11,000,000.00	\$156,000,000.00					\$167,000,000.00
					FUNDING TOTAL:	\$950,000.00	\$7,000,000.00	\$2,250,000.00	\$6,400,000.00	\$16,600,000.00
										SHORTFALL TOTAL: \$150,400,000.00

Glating Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

6.0 APPENDICES

APPENDIX A -
PARKS AND OPEN SPACE INVENTORY

APPENDIX B -
CITY OF HOMESTEAD - IDEAL PARKS SYSTEM
CRITERIA

APPENDIX C -
STEERING COMMITTEE WORKSHOP MINUTES

APPENDIX D -
INTERVIEWS/ FOCUS GROUPS SUMMARY

APPENDIX E -
PUBLIC WORKSHOP MINUTES

APPENDIX F -
TELEPHONE SURVEY

APPENDIX G -
CITY REVIVAL MODEL

APPENDIX H -
IMPLEMENTATION PROGRAM WORKSHOP MINUTES