

RESOLUTION No. 2009-110-1055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE LAND ACQUISITION PLAN ATTACHED HERETO AS EXHIBIT "A;" EXPRESSING IT'S INTENTION TO MAKE FUTURE PURCHASES OF CITY PROPERTY BASED UPON THE PLAN; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, as the City develops and grows, it is necessary for the City to acquire property in order to provide the appropriate facilities for the betterment of the City's residents, including park and recreation centers, business facilities, roads and maintenance facilities and property to be used for economic development purposes, and

WHEREAS, because land in the City of Miami Gardens is essentially fully developed, it becomes especially important for the City to identify its long-term property needs so that the City can take advantage of opportunities to pursue grants and other financing in a timely manner and purchase needed assets when they may become available, and

WHEREAS, it is appropriate for the City Council to adopt a plan for amassing properties in order to have locations upon which facilities that provide public services to the City's residents can be effectuated,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

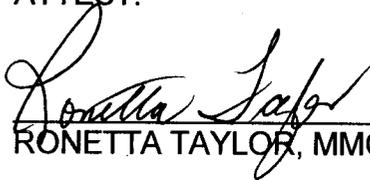
Section 2. APPROVAL: The City Council of the City of Miami Gardens hereby approves the Land Acquisition Plan attached hereto as Exhibit "A," and the City Council expresses its intent to make future purchases of property, over the next three to five years, in accordance with this Plan.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JUNE 10, 2009.

  
SHIRLEY GIBSON, MAYOR

ATTEST:

  
RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilwoman Pritchett  
SECOND BY: Councilman Gilbert

VOTE: 7-0

Mayor Shirley Gibson	<u> X </u> (Yes)	<u> </u> (No)
Vice Mayor Barbara Watson	<u> X </u> (Yes)	<u> </u> (No)
Councilman Melvin L. Bratton	<u> X </u> (Yes)	<u> </u> (No)
Councilman Aaron Campbell	<u> X </u> (Yes)	<u> </u> (No)
Councilman Oliver Gilbert, III	<u> X </u> (Yes)	<u> </u> (No)
Councilwoman Sharon Pritchett	<u> X </u> (Yes)	<u> </u> (No)
Councilman André Williams	<u> X </u> (Yes)	<u> </u> (No)

SKD/teh



## City of Miami Gardens Agenda Cover Memo

<b>Council Meeting Date:</b>	June 10, 2009		<b>Item Type:</b>	<b>Resolution</b> x	<b>Ordinance</b>	<b>Other</b>	
<b>Fiscal Impact:</b>	Yes	No	<b>Ordinance Reading:</b>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
		n/a	<b>Public Hearing:</b>		<b>Yes</b>	<b>No</b> x	<b>Yes</b>
<b>Funding Source:</b>	n/a		<b>Advertising Requirement:</b>		<b>Yes</b>		<b>No</b> x
<b>Contract/P.O. Required:</b>	Yes	No	<b>RFP/RFQ/Bid #:</b>		n/a		
		n/a					
<b>Sponsor Name</b> Danny Crew			<b>Department:</b>		CMO		

**Short Title:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE LAND ACQUISITION PLAN ATTACHED HERETO AS EXHIBIT "A;" EXPRESSING IT'S INTENTION TO MAKE FUTURE PURCHASES OF CITY PROPERTY BASED UPON THE PLAN; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

**Staff Summary:**

Because property purchases are major commitments, it is important to look into the future to try and identify potential land that the City may need for municipal purposes. This will help the City plan such acquisitions and to take advantage of market trends.

**Recommendation:**

*Recommend that City council adopt the attached Land Acquisition Plan guidance for staff activities.*

**Attachment:**

Land Plan

*City of Miami Gardens'*  
**3 to 5 Year Land Acquisition Program**

**Purpose**

The City of Miami Gardens is the third largest city in Miami-Dade County. In order to carry out its duties and responsibilities to the residents of the City, it is necessary to have a number of physical facilities from which city business can be conducted. Because of the generally significant cost of such facilities, it is prudent to identify as many of these needs as possible and establish a program for their acquisition over time.

**History**

Subsequent to the City of Miami Gardens being incorporated, Miami-Dade County transferred a number of real estate-based assets to the City. These included: Roadways, parks, and canals. In addition to these assets, the City has purchased several facilities since incorporation. These include:

- 3+ acres for the expansion of Rolling Oaks Park
- .25 acre for a small pocket park at Jordan's Landing
- 4+ acre site for a future City Hall building
- The Old Mt. Herman Church at Bunche Park for possible expansion
- The Police Headquarters Facility in the Sunshine International Park
- The Public Works Compound/Building in the Sunshine International Park
- A 5 acre parcel across from Carolmart for potential economic development initiatives
- A 15 acre parcel at NW 7<sup>th</sup> Avenue for economic development purposes

**Asset Needs**

A city needs to have a healthy infrastructure inventory in order to effectively carry out its responsibilities to provide the best and most effective public services possible. These needs fall into several categories: Public Facilities such as parks and recreations centers; business facilities such as the police headquarters, roads, and maintenance facilities; and economic development land/facilities for economic development purposes.

Because land in the City of Miami Gardens is essentially fully developed, it becomes especially important to identify our long-term property needs so that the City can take advantage of opportunities to pursue grants and other financing in a timely manner and purchase needed assets when they may become available.

**Analysis**

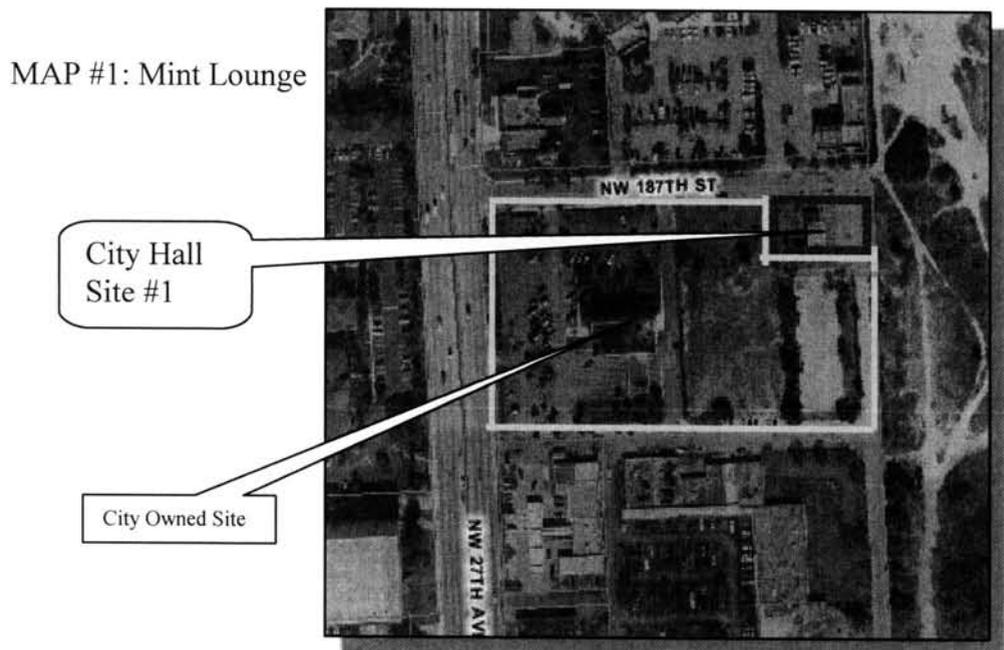
As indicated above, asset needs tend to fall into one (or more) of three categories: Public facilities, business facilities; and economic development facilities. This report will review each in turn.

1. PUBLIC FACILITIES

Public facilities are those facilities that have a direct connection to and where services are provided to the general public. These might include Parks, recreations facilities, a City Hall, and roads.

Roads: The City of Miami Gardens' road system was inherited from Miami-Dade County. Being a fully developed, there is not expected to be a need for additional roads. However, because of the general age of these roads, and the overcapacity of many of them, future projects involving the repaving and widening can be expected. Since these projects will generally not involve land acquisition, they are not considered here.

City Hall: A major investment in the future of any city is the building of its first City Hall. Miami Gardens realized this early on and secured the preponderance of land for its construction. City staff has identified one additional parcel that needs to be purchased to complete the site. This is the Mint Lounge property. This should be added to the future property acquisition inventory. See MAP #1 below:



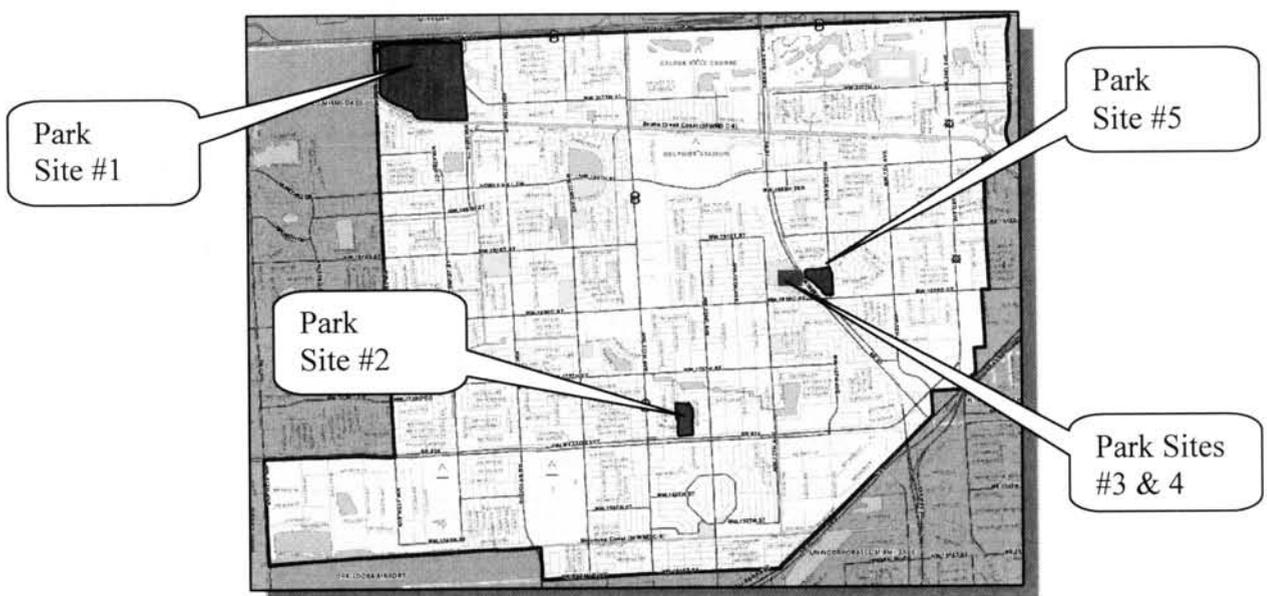
Parks: Upon incorporation, Miami-Dade County deeded some 16 parks to the City for our use. Most of these parks are neighborhood parks in the 2-5 acre size range. Unfortunately, most of these parks are also heavily overused due to the lack of adequate community park-sized facilities (10-40

acres). This has caused numerous problems with adjacent residents and property owners and in maintenance of those facilities. To address this problem, in 2006, the City began an extensive parks renovation program, upgrading existing parks and fully developing the few larger parks we have to handle more intensive recreational activities.

In looking at our parks system as a whole, it is clear that for a city our size, Miami Gardens is woefully deficient in parks and open space. One accepted national standard (National Recreation and Parks Association) recommends 10 acres of parks land for every 1,000 residents. Miami Gardens has less than 2 acres per 1,000 residents, and this is if you also count School Board playgrounds and sports fields in the number. Given the scarcity of available land in the city, it becomes critical for the City to identify potential park additions and act quickly when they come on the market, if not sooner. MAP #2 below is a map of the current city park facilities. In addition, staff has identified various parcels throughout the City that have the potential for enhancing our parks program. The City should act quickly if and when these parcels become available to purchase, even if immediate development is not feasible. Once such parcels are developed for housing or commercial purposes, they are lost forever to the City as parks sites.

Map #2 below identifies several potential park sites that are recommended for possible acquisition.

MAP #2: Potential City Park Additions



Site #1 is approximately 190 acres at the NW corner of the City. While the entire site is not needed, approximately 100 acres would fulfill the City need for a regional parks and recreation facility. See Map #3 below:

Map #3: Park Site #1



Site #2 is approximately 10 acres North of the Palmetto and immediately west of NW 22<sup>nd</sup> Avenue. This area is heavily wooded and would help fill a gap in the City's park system in that area. It is a prime location for a passive park with picnic and jogging facilities. See Map #4 below:

MAP #4: Park Site #2



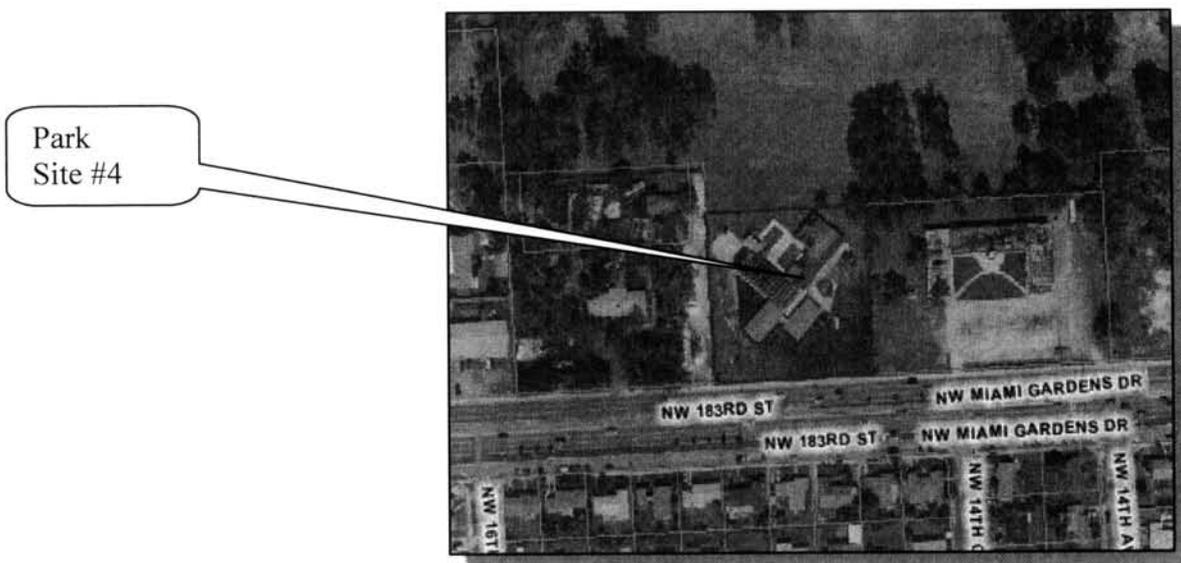
Site #3 is a two (2) acre site located on 183<sup>rd</sup> Street immediately south of Rolling Oaks Park. This site is currently rented part-time as a church and is tied up in litigation. This is a critical piece for the future of Rolling Oaks Park, especially the plan to move the Park's main entrance from NW 17<sup>th</sup> Avenue to 183<sup>rd</sup> Street. See Map #5 below:

MAP #5: Park Site #3



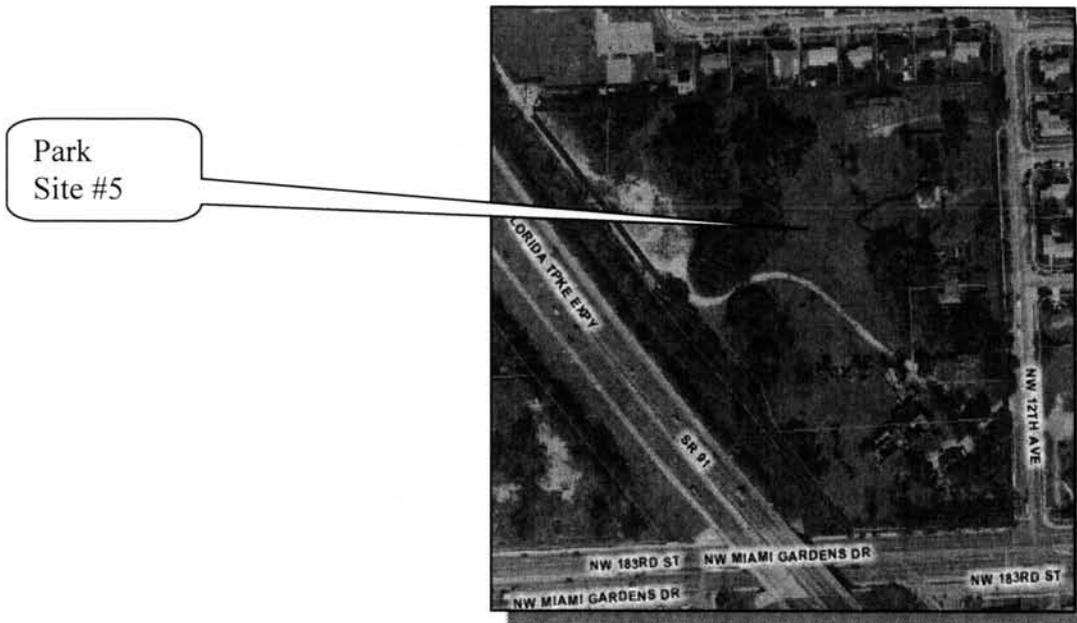
Site #4 (MAP #6 below) is a nearly 2-acre site that is currently occupied by a Child Day Care center. The site is immediately south of Rolling Oaks Park and west of Site #3. Because large tracts of land are so hard to come by in Miami Gardens, the City needs to take advantage of our existing parks by enlarging them whenever possible. This tract is well located to do this. As Rolling Oaks is the City's largest park, it makes sense to consolidate outparcels whenever possible. The additional parking this site would provide would be invaluable for the park's usage.

MAP #6: Rolling Oaks Site #4



Park Site #5 (MAP #7 below) is a 14 acre site currently owned by the Archdiocese of Miami and is adjacent to the Turnpike along NW 183<sup>rd</sup> Street and NW 12<sup>th</sup> Avenue. This site has a number of buildings along with 10 or more undeveloped acres. This site, including the main 22,000 square foot building could easily be converted into a dedicated Senior Center. The vacant land could be used by Keep Miami Gardens Beautiful to develop a formal “Garden” to reflect our namesake.

MAP #7: Archdiocese of Miami



While these are the major tracts that the City should work toward acquiring, there may also be smaller opportunities that arise from time to time, especially where they adjoin existing parks and could provide expansion opportunities to these existing facilities.

## 2. BUSINESS FACILITIES

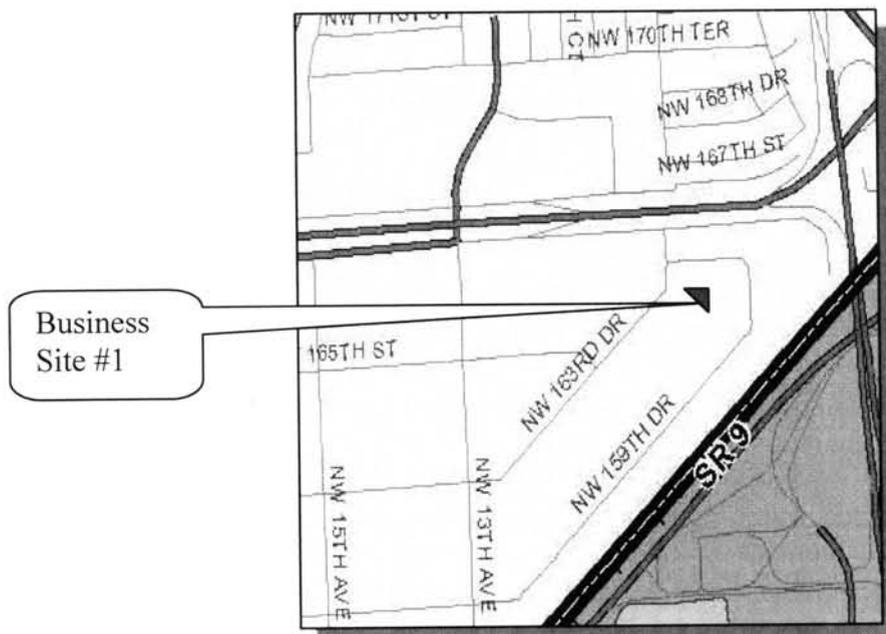
Business facilities are those facilities that have a direct connection to the inner workings of the City workforce. Some like the police headquarters can be both a public and a business facility while others, like a maintenance facility, is only a business facility designed to serve the internal city organization. The City of Miami Gardens has several such facilities: The police headquarters in the Sunshine International Park; the Public Works facility also in the Sunshine International park, and the Parks Maintenance Facility located at Myrtle Grove Park. In looking at our current and long term needs, the City should be looking at several additional business facilities to more efficiently and effectively carry out its business operations.

Vehicle Maintenance: One such facility that the City should be considering in the future is that of a vehicle maintenance facility. While it makes sense to outsource major vehicle repair and equipment repair, with a fleet of over 500 vehicles and major pieces of equipment, it would be more cost effective to handle much of the routine maintenance at our own facility. Tasks such as oil and fluid changes, preventive maintenance, tire changing, hose, belts and wiper replacement, etc., can all be done quicker and cheaper in-house.

Another facility that will need to be replaced in the future is that of the Police headquarters. The current facility, while adequate for the time being, was never designed to be used as a long-term answer to the need. Currently, consideration is being given to co-locate the police department with the proposed City Hall on NW 27<sup>th</sup> Avenue. If this is done, it would open up the current police facility to be used as a maintenance facility, solving the problem identified above. This makes sense as the City is currently planning to install a fuel station at this site. That facility would be managed by the City's maintenance function.

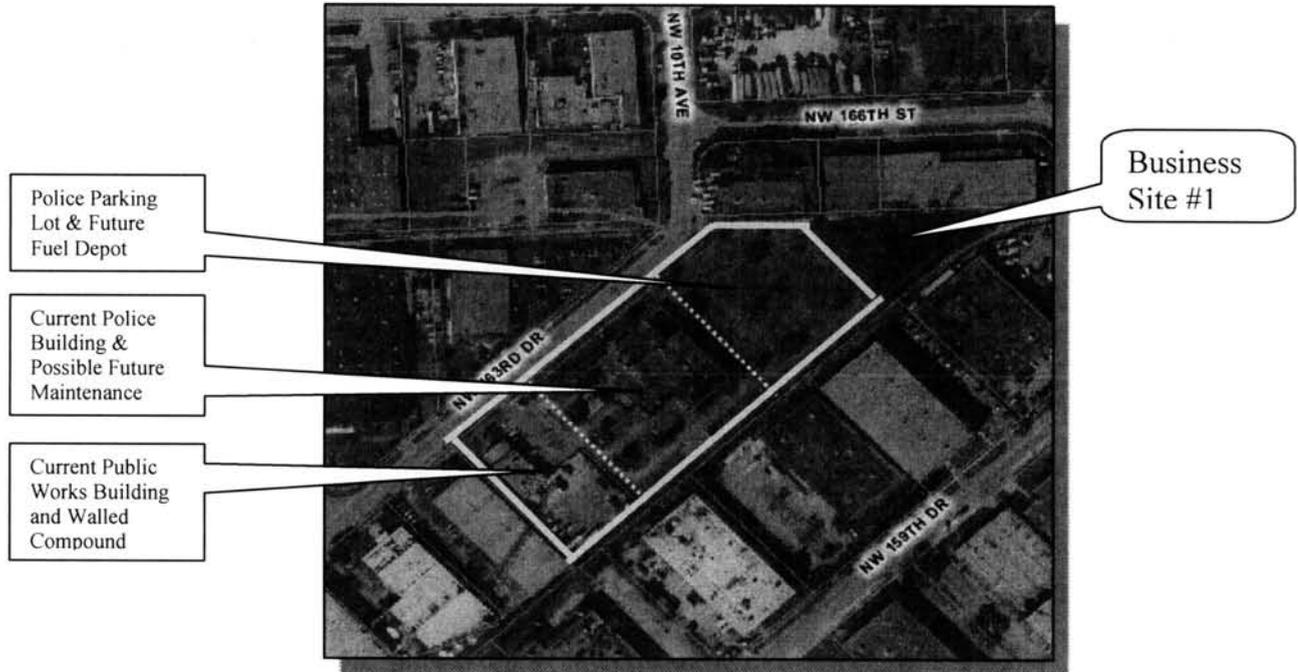
Fueling Facility: In looking further at the future needs of City public facilities, an expansion of the proposed fueling facility may be required to accommodate alternate fuel vehicles such as CNG/LPG, biofuels and electric. In order to accommodate this, it would probably be necessary to expand the current proposed fueling facility through the purchase of an additional ½ acre to the east of the current site. This tract is unused and has little or no access, but would fit nicely into our proposed fueling station.

MAP #8: Future Business Facility real estate needs.



Currently, the City Police and Public Works have their offices at the 3 acre compound in NW 163 Drive in the Sunshine International Park as shown in Map #9 below:

MAP #9: City Property Addition



The site identified as MAP #9 is a small ½ acre vacant parcel of property located immediately east of the police parking lot. This lot is only accessible through the City’s property from the west and from the east, a non approved Railroad crossing on the spur line. As the City expands in the future, this parcel could prove to be useful for an expansion of the future fuel depot and for site integrity.

3. ECONOMIC DEVELOPMENT OPPORTUNITIES

In addition to large tracts of land for parks and city business enterprises, a municipality may want to obtain vacant infill lots, or lots where City-developed housing or other public services such as parking could be provided might be appropriate. These can play a key role in the provision of workforce housing within the community. For Miami Gardens, these objectives are carried out by the City’s Community Development Department and will not be the subject of this report.

Another reason for a municipality to purchase land not necessarily destined for a municipal use is to acquire land for economic development purposes. A major responsibility of local government is to ensure that the City develops in such a fashion that new development is an asset and reflects the community’s needs and image. One way in which cities accomplish this is through its planning and zoning regulations; however, these are not always sufficient to bring about the desired end. Another way for the city to ensure the type of development, especially in certain

'high visibility' corridors, or in certain priority uses, is for the city to own the land. By having site control, the City can entertain proposals and effectively negotiate with only those that reflect its desired development objectives.

While the purchase of property for economic development is common among cities and counties throughout the nation, it should be approached carefully. The City is not a speculator and should not purchase land without a valid economic development reason. The City's recent purchase of the Warren Henry tract is a good example. Here, the City entered into a transaction in which it could further the economic development efforts of the City while at the same time protect its investment through the acquisition of the property at a substantial discount under the appraised market value. These types of opportunities should be considered in the future in those cases where the City can assist in the development of a site while at the same time, ensuring that our investment is sound and that our return on investment is positive.