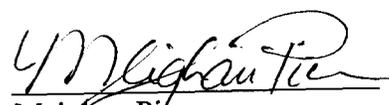
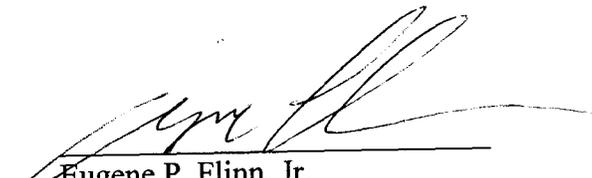




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Attest:

  
Meighan Pier  
Village Clerk

  
Eugene P. Flinn, Jr.  
Mayor

APPROVED AS TO FORM:

  
Eve Boutsis, Esq.  
Village Attorney

FINAL VOTE AT ADOPTION:

- |                              |            |
|------------------------------|------------|
| Council Member Ed Feller     | <u>YES</u> |
| Council Member Paul Neidhart | <u>YES</u> |
| Council Member John Breder   | <u>YES</u> |
| Vice-Mayor Linda Robinson    | <u>YES</u> |
| Mayor Eugene P. Flinn, Jr.   | <u>YES</u> |

C-100/Bayfront Property (Haas)  
Management Plan

FCT Number: 05-042-FF5

Prepared for:  
Village of Palmetto Bay Florida  
8950 Southwest 152 Street  
Palmetto Bay Florida 33157

Prepared by:  
Strutzel & Associates, Inc.  
8905 Cypress Preserve Place  
Fort Myers, Florida 33912

May 2006

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## 1.0 INTRODUCTION

The C-100/Bayfront Property (Haas) Park consists of a 3.6± acre parcel of land located within the Village of Palmetto Bay in Miami-Dade County, Section 35, Township 55 South, and Range 40 East. The eastern boundary of Haas Park is located on Biscayne Bay immediately south of the C-100 canal which is maintained by the South Florida Water Management District (SFWMD). The western boundary of the property is adjacent to historic Old Cutler Road trail. A map indicating the project location is provided (Exhibit A). The project site is central to other conservation and recreation lands located to the north and south of the property along the Biscayne Bay waterfront (Exhibit B).

The property houses two structures, which include a main house built in 1926 used for residential purposes and a supporting structure that was originally built as a carriage house. While the main house still retains most of its original finishes, the supporting structure has been significantly altered from its original state. According to Florida Division of Historical Resources, the aforementioned residence is listed on the Florida Master Site File (#DAO2760).

The Village of Palmetto Bay has pursued acquisition of this parcel to provide conservation of a unique historically significant structure and public access to Biscayne Bay. The property will serve as a public park providing waterfront views of Biscayne Bay.

The main house is a vintage residence designed in the Mediterranean Revival style, (Exhibit N). The unique villa features rare original Cuban tile and handcrafted ornamental doors and fixtures. Plans for the vintage residence include a historic museum and environmental education center.

The Village intends to use the existing support structure, located west of the main house, to provide offices for park staff and public restroom facilities. Since the support structure has no historic value, it will allow the Village to comply with ADA requirements without impacts to the existing historic home site.

The Village is currently exploring the possibility of formally designating the property as historic. The Village plans to recruit an architect with knowledge of the period history to determine appropriate restoration and structural improvements to the project site. The proposed improvements to the historically-significant home site and the support structure will be refined upon completion of an assessment of the existing structures. Accordingly, all future renovation/restoration and/or remodeling activities proposed for the structures located on the project site will be determined based on results of the review and assessment of the existing structures. Additionally, the planned improvements will be implemented as funding becomes available.

The project site consists primarily of an open grassed lawn that extends behind the main house to the shoreline of Biscayne Bay. The lawn contains several large canopy trees. A berm is located on the north boundary of the property adjacent to the C-100 Canal. Mangrove wetlands are located on the project shoreline on Biscayne Bay.

Several listed species were observed on the project site in April, 2005 when staff from the Institute for Regional Conservation conducted a site visit. Species observed included: the Wood Stork (*Mycteria americana*) (Endangered), Snowy Egret (*Egretta thula*), (Species of Special Concern), and White Ibis (*Eudocimus albus*) (Species of Special Concern). Other listed plant and animal species that could potentially be found on the project site were not observed. The project site is located within an area identified by the Florida Game and Freshwater Fish Commission (FWC) as a Strategic Habitat Conservation Area (SHCA) for the Black-whiskered Vireo (*Vireo altilouus*) and Mangrove Cuckoo (*Coccyzus minor*).

The Village of Palmetto Bay will preserve native vegetative communities on the project including the existing mangrove wetlands. Further improvements to the site will be made by removing exotic vegetation and landscaping the site with native vegetation.

The east boundary of the property is located directly on the Biscayne Bay Aquatic Preserve which has been designated by the Florida Department of Environmental Protection as an Outstanding Florida Water. Placement of this property in public ownership will assure that the existing shoreline will be preserved in its natural state. Adjacent uplands will be restored and preserved with native vegetation.

The project site is near and adjacent to other publicly owned recreational properties and conservation lands. Specifically, the Charles Deering Estate, a county owned park, is located immediately north of the project site on the north side of the C-100 Canal. Biscayne National Park is located south of the project site along the shoreline of the Biscayne Bay Aquatic Preserve. Several other local parks are located within a three mile radius of the property including R. Hardy Matheson Preserve, Matheson Hammock Park, Fairchild Tropical Gardens, Saga Bay Park, and the Bill Sadowski Preserve. The project site and many of the other aforementioned parks are located on what is now the State Historic Highway of Old Cutler Road trail.

The project site was originally acquired with funding from the Trust for Public Lands (TPL). The Village of Palmetto Bay is currently repaying TPL loans to obtain ownership of the property.

When the Florida Communities Trust (FCT) grant award contract is finalized, FCT funding will be used to reimburse the TPL program for the cost of acquiring

the property. This will serve to complete the transfer of Project Site from TPL to the Village of Palmetto Bay.

This management plan has been developed to ensure that the Project Site will be developed in accordance with the Grant Award Agreement and in furtherance of the stated purpose of the grant application.

## **2.0 PURPOSE OF THE PROJECT**

### **2.1 Purpose**

The C-100/Bayfront Property (Haas) Park was acquired to preserve a piece of history of the local community and to provide additional public access to Biscayne Bay. The property will serve as a public park featuring passive, historic and maritime benefits and provide opportunities for picnicking, walking and saltwater activities.

Plans for the park include renovation of an existing swimming pool, the construction of restroom facilities, a picnic pavilion, and the development of a recreational trail. The project site will provide a trailhead for the historic Old Cutler Road trail and for the new trail to be developed on the project site. This will allow the property to be accessed by cyclists, pedestrians and paddlers. The trail will also provide opportunities for exercising, hiking and bicycle riding. Interpretive signage throughout the property will incorporate an educational component to this unique project. Additionally, the village will study the feasibility of providing a fishing area on the site in a manner that will not disturb the site's natural environment.

The project site will be managed for conservation, protection and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site. The intention of the Village is to restore the historic structure and open the facility to the public. This facility will provide opportunities for historic and environmental education. The existing natural resources on the project site will be preserved and further enhanced by landscaping the site with native plants. Nature trails and educational interpretive signage shall be provided for visitors.

Since the project site has been acquired, the Village of Palmetto Bay now has the opportunity to ensure that the future condition and use of the site is developed with the goals stated in the FCT grant application. Specifically, the project site will provide improved water access to park visitors as well as opportunities to enjoy the bay, hiking or bicycle riding, learn more about South Florida's native flora and fauna, explore a historic resource and to take in beautiful views of Biscayne Bay.

## 2.2 Prioritized List of Key Management Activities

1. To provide outdoor recreational opportunities
2. To enhance an existing historic trail by providing public access to additional historic resources located on the project site.
3. To provide water access to Biscayne Bay Aquatic Preserve to the public.
4. To provide educational opportunities regarding South Florida's flora and fauna
5. To protect the natural resources on the project site and preserve the site as part of the Biscayne Bay shoreline ecological corridor.

Any site alterations or physical improvements that are not addressed in this management plan will be presented to the FCT for written approval prior to being implemented.

## 2.3 Summary of Comprehensive Plan Directives

Acquisition of the project site and associated activities will further the Recreation and Open Space Element of the Village of Palmetto Bay Comprehensive Plan. Recreation and Open Space goals, policies and objectives that will be furthered by this acquisition and restoration include:

Goal 7: Provide a balanced, multi-purposed system of excellent parks, greenways, and trails that meet or exceed the needs of Palmetto Bay residents, businesses and visitors.

### Objective 7.1 : Parks and Recreation System Needs

Maintain and enhance Village parks and open space lands and facilities consistent with the adopted levels of service (LOS) standard.

Adopted policies to support this objective include:

Policy 7.1.2: Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, achieve a Level of Service (LOS) Standard of 5.2 acres of developed park area per 1,000 residents by 2009, and an LOS of 5.0 acres by 2025.

Policy 7.1.3: Maintain a balance of active parks, passive parks, and natural areas to meet the needs and expectations of Village residents, and seek opportunities to increase the number of pocket parks and other urban open spaces distributed throughout the Village.

Acquisition of the project site and associated activities will further the Coastal Management Element goals, policies and objectives of the Village of Palmetto Bay Comprehensive Plan as follows:

Objective 5.2: Water-related Uses and Public Access

The Village shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses in Palmetto Bay by the Year 2010.

Policy 5.2.1: The Village shall provide for more recreational access to the shoreline while assuring that activities associated with the land use minimize impact to natural areas.

Policy 5.2.2: Palmetto Bay will continue to place a high priority on the acquisition of unprotected coastal lands for use as parks and preserves that provided public access for residents and visitors alike to the shoreline.

Acquisition of the project site will further the Transportation Element of the Village of Palmetto Bay Comprehensive Plan as follows:

Objective 2A.5: Bicycle and Pedestrian Facilities

Increase the amount of pedestrian and bicycle activity within the Village by providing adequate facilities to promote friendly pedestrian and bicycle environments.

Policy 2A.5.7: By January 2007, coordinate with Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

Acquisition of the project site will further the Conservation Element of the Village of Palmetto Bay Comprehensive Plan as follows:

Objective 6.10: Archeological and Historic Resources

Ensure future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in the Village of Palmetto Bay to the maximum extent feasible.

Policy 6.10.3: Work with all appropriate agencies to preserve any archeological and historically significant sites identified within the Village.

The project site is currently designated on the Future Land Use Map as single family. Within one year of the release of grant acquisition funding Miami-Dade County staff will amend the Future Land Use Map to designate the project site as conservation, outdoor recreation, open space or other similar category. The Future Land Use Map changes will be reviewed and approved by the Miami-Dade County Board of County Commissioners prior to submittal to the Florida Department of Community Affairs.

The project site is currently zone as single family. Within one year of the release of grant acquisition funding Miami-Dade County staff will amend the zoning of the project site. The zoning will be changed to conservation, outdoor recreation, open space or other similar category. The proposed zoning changes will be reviewed and approved by the Miami-Dade County Zoning Board prior to submittal to the Florida Department of Community Affairs.

The project site will be identified in all literature and advertising as acquired with funds from the "Florida Communities Trust" and operated as a natural conservation area, outdoor recreation area or other appropriate descriptive language.

### **3.0 NATURAL AND CULTURAL RESOURCES**

#### **3.1 Natural Communities**

Natural communities on the project site are limited to a narrow fringe of mangrove wetlands adjacent to the Biscayne Bay and the C-100 Canal shoreline. The shoreline is vegetated primarily with red mangroves (*Rhizophora mangle*). The remainder of the project site consists primarily of a lawnscape that is maintained as part of the historic estate grounds. Several large native live oaks (*Quercus virginicus*) are located on the grounds.

Native vegetation located within the acquisition area was severely impacted during Hurricane Andrew in 1992. Many of the canopy trees that existed on the project site prior to Hurricane Andrew were destroyed. The existing native canopy trees located on the project site will be preserved to the extent possible and maintained as part of a native landscape that will be designed to enhance the project site.

Exotic vegetation on the site consists primarily of Australian pines (*Casuarina equisetifolia*) that are located on the north side of the property along the berm adjacent to the C-100 canal. A hedgerow of exotic palms is located landward of the Australian pine fringe. The exotic vegetation will be removed during the initiation of landscape improvements to the project site. The Exotic Pest Plant Council's list of Florida's Most Invasive Species will be used in identifying invasive exotics on the project site (Exhibit F).

A yearly monitoring program will be implemented along the shoreline of the park adjacent to the exotic removal area and the existing mangrove fringe. Fixed photo-points will be established within the monitoring area. Baseline photographs will be taken prior to the implementation of the exotic removal initiative. Exotic control will be included in the project maintenance plan. Photographs of the exotic control area will be taken annually at the fixed point photo station and included in subsequent annual monitoring reports.

### 3.1.1 Restoration

The Village will develop a landscape plan for the project site to improve the altered landscape with native vegetation. The landscape plan will identify areas of exotic vegetation to be removed and replaced with native vegetation. In addition to restoration, the Village plans to supplement the existing vegetation with new native landscaping that further compliment the site's natural environment. The landscape plan will be designed to further enhance the proposed nature trail, the picnic pavilion and historic home with native species.

The project site is located on the Atlantic Coastal Ridge and historically contained a pine-rockland/rockland hammock vegetative community. Some of the canopy trees remaining on the project site are remnants of this community type. Pine Rockland and Rockland Hammock habitats are limited in distribution, generally occurring along the southern extreme of the Atlantic Coastal Ridge, the Miami Rock Ridge and in scattered locations in the Florida Keys and other areas of south Florida. Pine Rocklands and Rockland Hammocks are located within prime development areas of Florida and consequently are fairly rare with remaining areas generally in poor condition.

The Village will contemplate a landscape/restoration plan will be that is designed with species that are typical of pine rockland/rockland hammock habitats. Species to be incorporated into the landscape may include but not be limited to: seagrape (*Coccoloba uvifera*), silver palm (*Coccothriniax argentata*), gumbo-limbo (*Bursera simaruba*) cats-claw (*Pithecellobium unguis-cati*), geiger tree (*Cordia sevestena*), Laurel Oak (*Quercus laurifolia*), varnish-leaf (*Dodonaea viscosa*), myrsine (*Mrysiene punctata*), wild coffee (*Psychotria undata*), simpson stopper (*Eugenia simpsonii*), white stopper (*Eugenia axillaries*), and red stopper (*Eugenia rhombea*). This activity will provide opportunities for environmental education regarding the native habitats and flora of the region.

Restored native plant communities will be maintained to ensure the success of the project planting areas. Photos will be taken and identified annually within the monitoring area. These photos will be included in the project Annual Stewardship Report.

### 3.1.2 Feral Animal Program

If dogs, cats, muscovy ducks and other non-native wildlife are found within the park, a licensed animal control contractor shall be hired to maintain the preserve free of feral animals.

A special effort will be made to determine if there are resource management issues associated with the presence of feral animals. If necessary, monitoring of feral animal control efforts will be conducted as part of the regularly scheduled annual stewardship review of the project site.

### 3.1.3 Listed Plant Species

A list of vascular plants was compiled by the Institute for Regional Conservation in April of 2005. Two state listed threatened plant species were documented on the project site: the Havana green briar and the white sunbonnet.

According to the Florida Natural Areas Inventory, the property contains Potential Habitat for Rare plant species such as, Carter's small-flowered flax, deltoid spurge, Garber's spurge, little strongbark, Mangrove rivulus, pineland milk pea, pineland roseburn and rockland orchid.

### 3.1.4 Listed Animal Species

Listed animal species (Florida Fish and Wildlife Conservation Commission official list) that have been documented on the project site by the Institute for Regional Conservation (IRC) in April of 2005 include the following: **Birds:** Snowy egret (*Egretta thula*) and white ibis (*Eudocimus albus*).

The project site contains habitat located within a Strategic Habitat Conservation Area, as identified in the Florida Fish and Wildlife Conservation Commission (FWC) publication *Closing the Gaps in Florida's Wildlife Habitat Conservation System* Cox, J.A., and R.S. Kautz. 2000. During the FCT grant application process a letter was sent to FWC to request verification of occurrence of Strategic Habitat Conservation Areas (SHCA's) on the property. The FWC database indicates that the property is located within a SHCA for the Black-whiskered vireo (*Vireo altiloquus*) and mangrove cuckoo (*Coccyzus minor*).

Proposed management techniques to protect and enhance habitat for the various listed animal species include preservation of existing shoreline mangrove habitats, exotic removal and vegetating the project site with additional native upland species.

### 3.1.5 Inventory of the Natural Communities

Inventories of plant species will be conducted by the IRC on separate occasions in an effort to capture different seasons where new varieties of plant species may be easier to observe. A list of plant and animal species discovered during the inventory process will be maintained for the project site. It is anticipated that the next plant species inventory will be conducted on the project site prior to the fall of 2007 and be conducted once every five years.

Florida Natural Areas Inventory (FNAI) report forms will be used when conducting project plant and animal surveys to record and forward specific information regarding listed plant and animal species located on the project site. A copy of the FNAI report forms that will be used are included in Exhibit E.

### 3.2 Archeological, Cultural, and Historical Resource Protection

The project site has a historically-significant home on the property that is listed on the State of Florida, Division of Historical Resources, Florida Master Site File (#DA02760). The residence was built in 1926 in the Mediterranean Revival style. The property has been recognized by the Miami-Dade Office of Historical Designation, as historically significant.

The Village is exploring the possibility of formally designating the property as historic and plans to recruit an architect with knowledge of the period history to determine appropriate restoration and structural improvements to the project site. The intent of the Village is to improve the 1926 residence, as funding becomes available, to possibly house a historic museum and environmental education center.

Proposed improvements to the historic homesite will be refined upon completion of the architectural review and assessment of the existing structures. Future renovation and/or remodeling activities proposed for the structures located on the project site will be determined based on results of the upcoming architectural review.

Upon completion of the architectural review of the project site a summary report will be presented to the Village for review and discussion. The Village will prioritize the implementation schedule for the recommended renovation and remodeling activities and refine the project budget.

The proposed renovation of the site will focus on historic preservation in keeping with the Mediterranean Revival style of the house. Preservation of the historic structure will provide opportunities for this resource to be interpreted for the public.

During the cultural survey of the project site, if evidence is found to suggest that archeological resources are present, the Division of Historical Resources will be notified. The project manager will coordinate with the Division of Historical Resources regarding the protection and management of archeological resources in the event that such resources are discovered on the project site.

Collection of artifacts or the disturbance of archaeological and historic sites on the C-100/Bayfront Property (Haas) Park will be prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. The management of archaeological and historic resources will comply with the provisions of Chapter 267, Florida Statutes specifically Sections 267.061 2(a) and (b).

#### **4.0 SITE DEVELOPMENT AND IMPROVEMENT**

##### **4.1 Entrance Sign**

The Village will install a sign near the project entrance that acknowledges that the site was purchased with funds from the "Florida Communities Trust" and the Village of Palmetto Bay. The sign shall be at least 3'x4' in size and include the FCT logo and the year the site was acquired.

##### **4.2 Existing Physical Improvements**

The project site consists primarily of the historically-significant homesite, a support structure located next to the home, a pool, and the estate grounds. Existing physical improvements to the site include chain link fencing on the north boundary, and a gated block wall made out of coral rock on the south side and the west side of the property adjacent to Old Cutler Road. Existing vegetation on the project site consists primarily of a lawn which extends from the back of the homesite to Biscayne Bay with canopy trees located adjacent to the homesite and pool area. An existing sidewalk is located adjacent to the property next to the western project boundary.

##### **4.3 Proposed Physical Improvements/Master Site Plan**

The project site will be developed with both resource-based and user-based outdoor recreation facilities. Resource-based recreational facilities will include a nature trail, and a picnic pavilion. Additionally, the village will pursue a partnership with the county to extend the use of the canoe launching and fishing facilities which currently exist on the county park to the north of the village site. User-based recreation will be centered around existing facilities on the project site including use of the swimming pool for possible swimming and scuba lessons as well as water aerobics. The open grassed field area will provide space for unstructured activities such as Frisbee golf and volleyball.

Proposed physical improvements to the property will include construction of: a recreational trail which will connect from the Old Cutler Road trail and extend to the waterfront on Biscayne Bay, a picnic pavilion, and interpretive signage.

Other planned physical improvements will involve restoration and renovation of the existing historic homesite. The proposed improvements will be implemented as funding becomes available in accordance with the recommendations of a certified architect.

The existing historic building is a vintage residence designed in the Mediterranean Revival style. Built in 1926, the villa is one of very few structures featuring a rare variety of original Cuban tile, handcrafted ornamental doors and fixtures, and interior and exterior marine details. Plans for the old residence include a possible historic museum and/or community center and meeting area, and an educational center focusing on historic and environmental education.

A support structure, located north and west of the main house will be renovated to house the public restroom facilities and possibly provide office space for park staff. Other potential uses for the support structure is kitchen facilities in the event the site is used for special events. The structure has been severely altered and therefore has no historic value. The existing structure will be remodeled to comply with ADA requirements without disturbing the historic home.

#### Recreational Trail

A meandering looped foot trail will be constructed on the ±3.6 acre project site. The trailhead will begin near the project entrance gate at Old Cutler Road trail and will provide access to the project shoreline on Biscayne Bay. The trail will extend from the west to the east of the property and connect with the main trail loop. The main trail loop will traverse the length of the historic estate grounds near the north and south boundaries of the property. The eastern segment of the trail loop will be located alongside Biscayne Bay. The western segment of the trail loop will connect to the historic Old Cutler trail. The trail facilities will be enhanced with the planting of native vegetation.

#### Picnic Facilities

A picnic pavilion will be constructed at the east end of the project site adjacent to Biscayne Bay to provide water views. The area will be enhanced with native landscaping to provide shade for the picnic facilities.

#### Boat Launch and Fishing Platform

The Village is interested in further exploring the possibility of a canoe launch and possible fishing platform. There have been some concerns expressed by the County's Department of Environmental Protection concerning new construction

activities along the Biscayne Bay preserve. This will be further researched during the site planning process, as there are other alternatives to providing the amenities without disturbing the site, such as partnering with the county to use the adjacent facility.

#### Interpretive Signs

Interpretive signage will be placed at the project trailhead and at locations along the interpretive trail. Signs will educate visitors about the flora and fauna of the natural habitat, including the Biscayne Bay Aquatic Preserve, that are unique to this part of south Florida. Signage will also provide historic information concerning the site and the immediate community.

#### 4.4 Landscaping

The overall site plan calls for the removal and control of exotic and invasive species. Landscaping efforts will focus on planting native vegetation throughout the site. The overall planting list will contain plant species that are typical of pine rocklands and rockland hammocks.

#### 4.5 Wetland Buffer

Minimum 25' buffers will be maintained between project site wetlands and the created trail system.

#### 4.6 Parking

The parking area at the C-100/Bayfront Property (Haas) Park site will be created near the western boundary of the property adjacent to the Old Cutler Road trail. The placement of the parking facility will be next to the existing road and entrance gate to the property.

The parking area will be designed to have 6 car/van parking sites and one bus parking site. The car parking sites will be 12 ft. wide and 20' long (12 ft. x 20 ft. x 6 spaces = 1,440 sq. ft. = .03 acres). The bus parking area will be 12 ft. and 40 ft. long (12 ft. x 40 ft. = 480 sq. ft. = 0.01 acres).

Pervious material shall be used in the construction of the parking area and the access driveway. Wheel stops and signs will be used to define the parking area. Access to the park will be compatible with all state and federal construction standards, including the Americans with Disabilities Act. Bicycle traffic will be welcomed as an alternative to automobile transportation. Bicycle racks will be placed near the entrance to the trail system.

Automobile access to the park will be limited to the parking area at the trailhead adjacent to Old Cutler Road trail. The access gate will be opened and closed by park staff in accordance with established park hours.

#### 4.7 Stormwater Facilities

N/A

#### 4.8 Hazard Mitigation

The project site is located within a hazard mitigation flood area. No major building structures will be added to the project site. The park zoning will be changed from residential to parks and open area. A map of the 100-year floodplain is provided (Exhibit O).

#### 4.9 Education Signs

Interpretive signage will be at the project site entrance and along the recreational trail. The signs will be designed to educate visitors about the historical resources on the project site and about the native vegetative and animal communities that are unique to the area.

#### 4.10 Education Program

The Village has partnered with the County's Library System to build a neighborhood library approximately three blocks from the referenced project site, which will also be accessible from the Old Cutler Bicycle Trail. The Village intends to partner with the library system to conduct educational, cultural and environmental programs such as historical home tours, sea grass adventures and bird watching lectures. Additionally, the Village plans to partner with local schools, including Southwood Middle School and Palmetto High School, to provide the described classes on site.

The Village will also invite the local chapter of the Audubon Society and Friends of the Everglades to provide environmental education to the public at the project site. The Village is committed to providing at least 12 regularly scheduled environmental or historical educational programs at the Project Site per year. Programs will be conducted by trained educators or resource professionals.

#### 4.11 Museum and Nature Center

The historic home located on the property will serve as a museum. Interpretive signage will be placed throughout the home to allow for walk through visitors to learn about the historic house. Guided tours will be offered by Village park staff at the historic homesite. The guided tours will focus on area history, the specific

history of the homesite and on environmental features that are unique to the region. The museum will be staffed by Village employees and open year round.

#### 4.12 Permits

Construction of the proposed improvements may involve these agencies and require permits:

- 1) South Florida Water Management District – Right of Way Permit
- 2) Florida Department of Environmental Protection – Environmental Resource Permit (for boat launch and fishing platform)
- 3) Village of Palmetto Bay Building Department – Building Permits (pavilion construction and building renovations)

Prior to the initiation of proposed construction activities FCT staff will receive notification that all required licenses and permits have been obtained by all the appropriate regulatory agencies. If requested, copies of any licenses or permits will be supplied to FCT.

#### 4.13 Easements, Concessions and Leases

Currently, the South Florida Water Management District has easement rights for the far north side of the property to facilitate access to their facility in the event of an emergency, particularly before and after a major storm. No other easements concessions or leases are proposed for the future.

The Village will provide 60 days prior written notice and information to FCT regarding any sale or lease of any interest, the operation of any concession, any sale or option to buy attached to the C-100/Bayfront Property (Haas) Park, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public.

The Village will not execute any document pertaining to the property without the prior written approval of FCT. All fees collected will be placed in a segregated account solely for the upkeep and maintenance of the project site.

### **5.0 MANAGEMENT NEEDS**

#### 5.1 Coordinated Management

The project site is located immediately south of the Deering Estate at Cutler South Addition, which is owned by the Miami-Dade County Parks & Recreation Department. The South Addition and the subject property are separated by the C-100 canal which is owned and operated by the South Florida Water Management District (SFWMD). The project site shoreline is located on Biscayne Bay Aquatic Preserve which is designated as Outstanding Florida Water.

The Village will work with each agency to coordinate project management goals. Mangrove shoreline wetlands will be preserved and maintained in keeping with the goals of the Biscayne Bay Aquatic Preserve management plan.

The Village is also working closely with Miami-Dade County to coordinate and enhance recreational opportunities that are provided at the historic Deering Estate. Guided canoeing and kayaking tours from the Deering Estate will be able to use the project site for stopovers as an extension of the Deering Estate canoe and kayak tours, originating from the Deering Estate.

Upon completion of FCT review and approval of the project Management Plan the Village will send a request for comments from adjacent public land managers and FWC on the Management Plan. Comments will be reviewed and discussed with adjacent landowners. A summary of comments and will be provided in the first Annual Stewardship Report. As the management plan is implemented on the project site, the Village will continue to work with these agencies to enhance outdoor recreation, environmental education, and natural resource protection endeavors in the region.

## 5.2 Trail Network

The project site will connect to the historic Old Cutler Road trail, a local trail system, which extends north and south of the project site. The project will enhance the local trail system by providing a trailhead with public restrooms and access to the on site recreational trail and park facility. The project site will provide opportunities for hiking and wildlife observation on the Biscayne Bay waterfront.

The local trail system has several stopping points to the north including the Deering Estate, Matheson Hammock Park, Fairchild Tropical Gardens, and historic Viscaya; and the Village's own environmental park and library located approximately ½ mile south of the project site. A map depicting the project site location and other publicly owned recreational sites along the trail is provided (Exhibit B). The project will be accessible by bicyclist and pedestrians as well as visitors traveling by car.

## 5.3 Greenways

The project site and other adjacent publicly owned lands are located on Biscayne Bay Aquatic Preserve designated an Outstanding Florida Water. The Biscayne Bay Aquatic Preserve management plan and local Department of Environmental and Resource Management (DERM) agencies have identified the mangrove wetlands along the shoreline of Biscayne Bay as an ecological corridor (Exhibit I). Management of the project site will require preservation and maintenance of the existing mangrove fringe in accordance with local and state management designations.

Recreational and educational opportunities for the public to enjoy and learn about this important resource are part of the management plan for the project site. The Village will coordinate with staff managing the Deering Estates to enhance recreational opportunities along the Biscayne Bay ecological corridor by providing a stopping point for guided canoe and kayak tours that originate at the Deering Estates site. On site environmental educational opportunities will include information regarding important resources of the ecological corridor including upland native habitat, shoreline and bay environments, habitat conservation efforts and the wildlife that depend on them.

#### 5.4 Maintenance

Maintenance of the park shall consist of trash removal, facilities upkeep and site monitoring. The Village of Palmetto Bay shall be responsible for property maintenance.

The Village of Palmetto Bay has staff assigned to maintain the landscaping and building facilities located on the project site. Regular grounds keeping and building maintenance for the property is included in the Village annual budget.

#### 5.5 Security

The project site is located adjacent to and immediately east of Old Cutler Road. An existing coral rock wall, with an entrance gate, extends along the west property boundary along Old Cutler Road. The gate on the west side of the property is the only entrance to the site from Old Cutler Road. The existing gate is open during regular park hours and locked when the park is closed.

The north boundary of the property is adjacent to the C-100 Canal which is managed and maintained by the South Florida Water Management District (SFWMD) for flood control and water resource management. The canal and associated structures are gated and locked and fenced for security purposes.

The south boundary of the project site abuts a single-family estate that is fenced at the project boundary.

#### 5.6 Staffing

Existing Village staff shall meet the staffing requirements for management of the park. At such time as specific tasks are necessary to be performed outside the capacity of Village staff, individual contractors shall be hired. Volunteer staff shall be utilized as appropriate.

## 6.0 COST ESTIMATES AND FUNDING SOURCES

### Structures and Improvements

Item	Possible Funding Sources	Estimated Cost	
Crushed Shell for Trail Construction	Florida Recreation Development Assistance Program (FRDAP) and Recreational Trails Program	\$ 10,000.	
Trail Construction		\$80,000	
Interpretive Signage		\$ 20,000.	
Picnic Tables	VPB Capital Improvement Fund	\$ 1,000.	
Picnic Pavilion		\$ 20,000.	
Remodel Existing Ancillary Structure for Public Restrooms and Offices, ADA Compliance		\$150,000.	
Historic Building Restoration		\$400,000.	
Wildlife Proof Trash Bins		\$ 1,000.	
Parking Area Bollards, Crushed Shell, Signage		\$ 4,500.	
Pool Repairs		\$ 1,000.	
		<b>\$732,500.</b>	

### Resource Enhancement and Protection

Item	Possible Funding Source	Estimated Cost
Invasive Exotic Plant Removal	FDEP Bureau of Invasive Plant Management Funds	\$ 6,000.
Native Plant Landscaping	Partners for Fish and Wildlife Conservation	\$ 50,000.
Fence Repairs	VPB Capital Improvement Fund	\$ 1,000.
		<b>\$ 57,000.</b>

### Site Management and Maintenance

Item	Possible Funding Source	Estimated Cost
Exotic Plant Control	FDEP Bureau of Invasive Plant Management	\$ 3,200.
Trail Maintenance	VPB Operating Fund	\$ 1,000.
Repairs from Vandalism of Facility		\$ 3,000.
Structure Maintenance		\$ 15,000.
Trash Removal and Parking Area Maintenance		\$ 1,000.
		<b>\$23,200.</b>

## 7.0 PRIORITY SCHEDULE

		July 2006	October 2006	January 2007	April 2007	July 2007	October 2007	January 2008	April 2008	July 2008	October 2008	January 2009	April 2009	July 2009	October 2009
1	Exotic Removal	X													
2	Pool Repairs		X												
3	Monitoring Exotic Removal Area			X				X				X			
4	Architectural Review of Historic and Ancillary Structure for Renovation Recommendations	X													
5	Construct Picnic Pavilion					X									
6	Install Parking Facilities				X										
7	Construct Recreational Trail				X										
8	Landscape Property with Native Vegetation				X										
9	Monitor Native Planting Area					X		X				X			
10	Renovate Historic Structure			X											
11	Remodel Ancillary Structure		X												
12	Install Interpretive Signs for Historic Building					X									

## **8.0 MONITORING AND REPORTING**

The Village will be responsible for preparing an Annual Stewardship Report, due on January 30 of each year, which evaluates the implementation of the Management Plan. The first three Annual Stewardship Reports will include fixed point photo station monitoring information collected at the exotic removal site and a site selected within the native planting area.

The Village will contact FCT regarding any proposed changes to the Management Plan. The Village will request review and approval by FCT prior to undertaking any site alterations or physical improvements that are not addressed in the approved Management Plan.

## **9.0 EXHIBITS**

- A). Location Map**
- B). Public Lands Map**
- C). Natural Communities Map**
- D). N/A**
- E). Florida Natural Areas Inventory Report Forms**
- F). Exotic Pest Council's List of Florida's Most Invasive Species**
- G). Master Site Plan**
- H). N/A**
- I). Greenway Map**
- J). N/A**
- K). Grant Award Agreement**
- L). N/A**
- M). N/A**
- N). Photos of Historical Resources**
- O). Flood Hazard Zone**