

MIAMI
SHORES
VILLAGE

PARKS AND
RECREATION
MASTER PLAN



2026

FRM|NRK

AGENDA

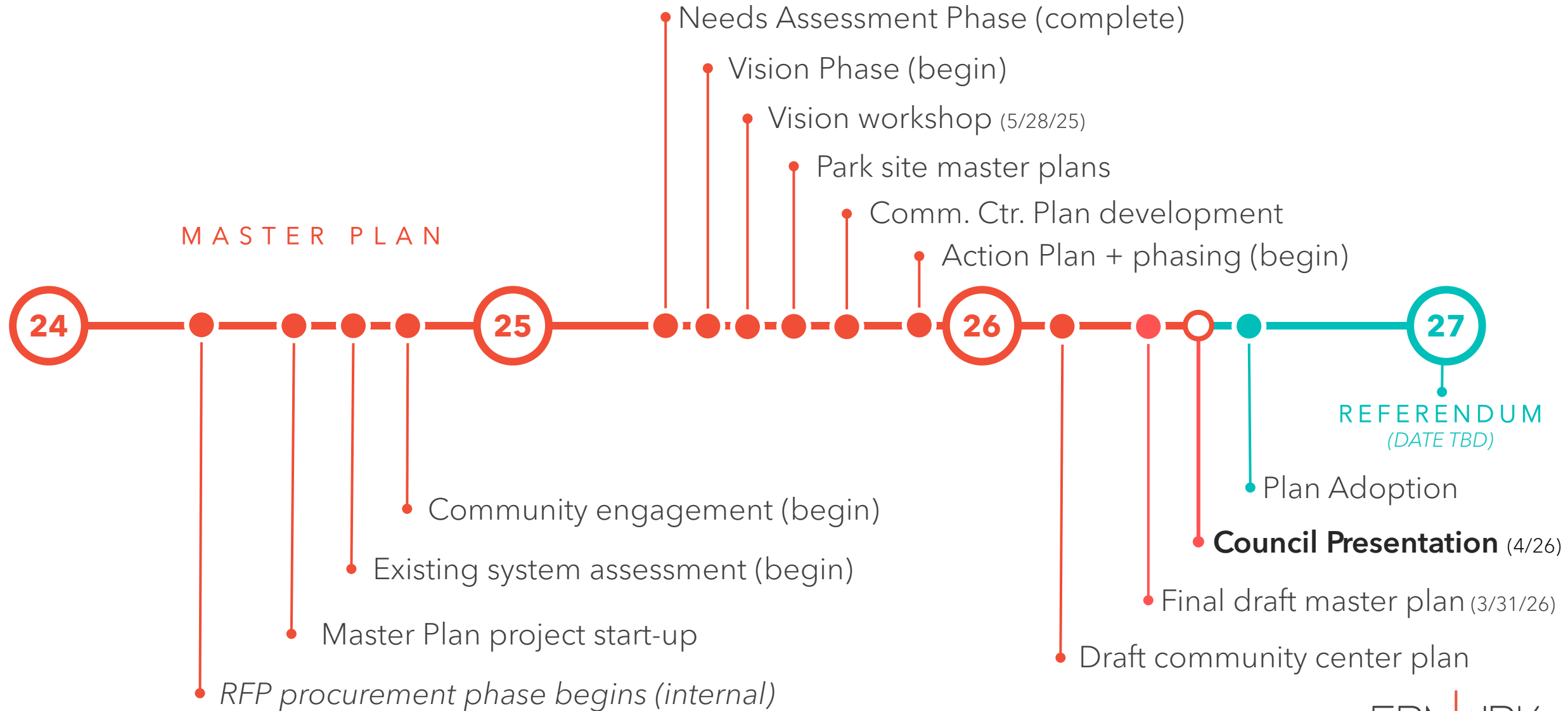
FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
3. IMPROVING EXISTING PARKS
4. WALKABILITY
5. NEW PARKS
6. PROGRAMS + EVENTS
7. ACTION PLAN



PROCESS: Project roadmap



Methodology: Mixed-methods Analysis

Focus groups and interviews

Site and facility evaluations

Recreation trends analysis

Operational assessment

Community workshops

Programs assessment



Financial assessment

Demographic analysis

Level of service analysis

Online community survey

Community benchmarking

Statistically-valid public survey

Priority Needs:

		ANALYSIS TECHNIQUE:										
		Community Workshops	Site Analysis	Stakeholder Interviews	ETC Survey	Opp. + Programs Assmt.	LOS - Amenities	LOS - Acreage	LOS - Access	Demographics	Trends Analysis	TOTAL:
HIGHEST PRIORITY NEEDS	Indoor recreation - expanded/increased	●	●	●	●	●	●		●	●	●	9
	Parks and greenspaces - improve existing	●	●	●	●		●		●	●	●	8
	Parks and greenspaces - additional/new	●	●	●	●		●	●	●			
	Paths/trails - improve connectivity	●	●	●	●		●		●	●	●	
	Paths/trails - multi-use		●	●	●		●		●	●	●	7
	Paths/trails - walking loops		●	●	●		●		●	●	●	
	Playgrounds - additional	●	●	●	●		●		●			6
	Programs/events - additional	●		●	●	●			●			5
	Programs/events - adult (additional)	●		●	●				●	●		
	Programs/events - indoor (additional)	●		●	●	●			●	●		
	Indoor recreation - fitness	●	●		●				●	●		
	Parks and greenspaces - neighborhood		●		●			●	●	●		
	Pickleball			●		●			●	●	●	
	Rectangle fields (football/soccer)	●	●	●			●		●			
Aquatic centers/pools				●	●				●	●	4	
Indoor recreation - flexible multi-use spaces		●	●	●				●				
Maintenance - improved	●	●	●	●								
Natural areas/experiences - additional		●				●		●		●		
Playgrounds - improve existing	●	●	●	●								

Visioning Workshop



AGENDA

FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP

2. INDOOR RECREATION

3. IMPROVING EXISTING PARKS

4. WALKABILITY

5. NEW PARKS

6. PROGRAMS + EVENTS

7. ACTION PLAN

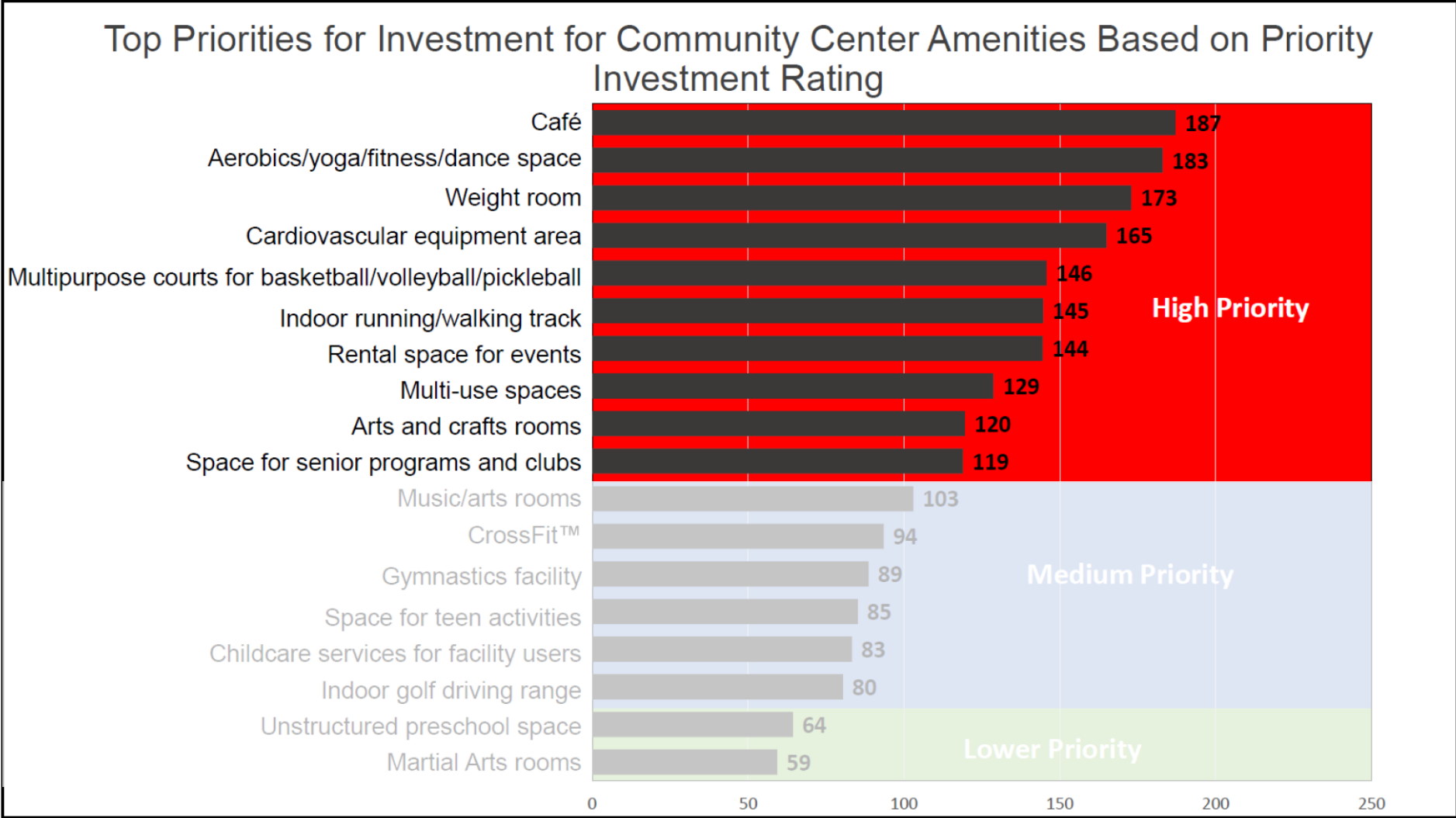


The Need: Indoor Recreation

- Critical deficiencies in interior systems require significant upgrades.
- Windows, glazing, and mechanical systems warrant full replacement.
- Water-damaged ceiling tiles in Community Center indicate potential moisture intrusion.
- The interiors are inflexible, limiting programming capacity.
- Numerous barriers to accessibility and code compliance.
- Program demand exceeds building capacity.
- **Substantial deficiencies in structure and systems likely warrant a full reconstruction vs. a renovation.**



The Need: Indoor Recreation

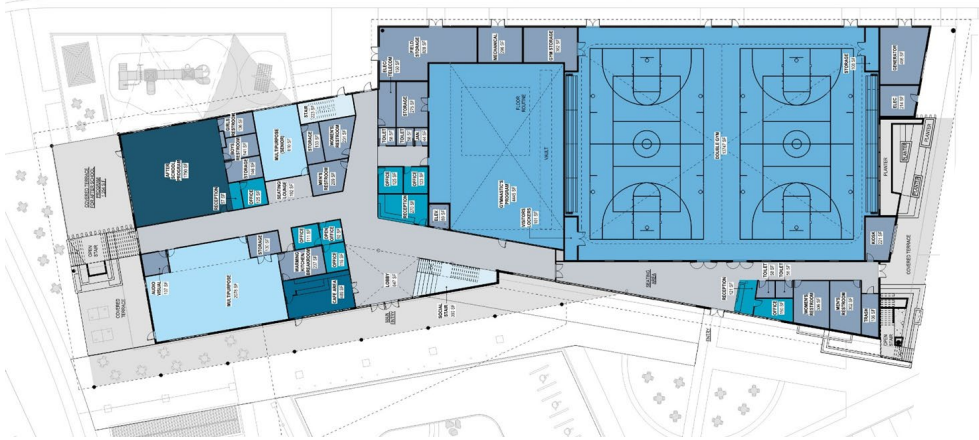


The Vision: Indoor Recreation Center

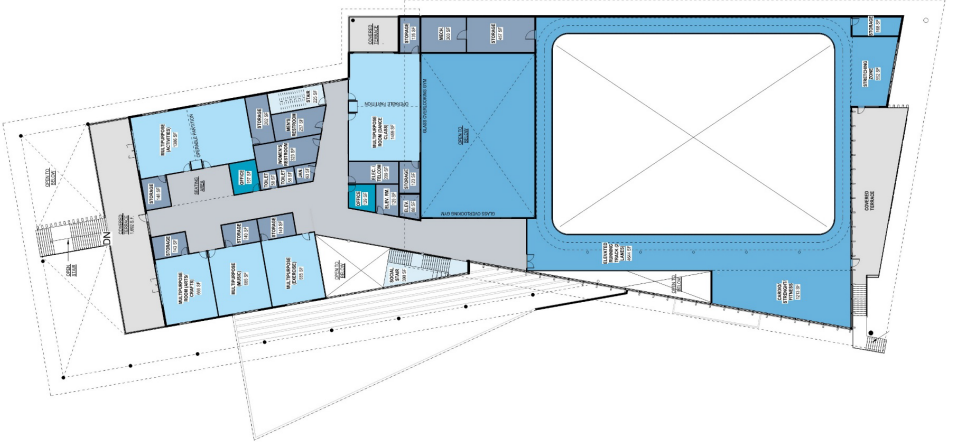
BUILDING PROGRAM

PROGRAM	SIZE (SF)
Gymnasium (Double Gym)	13,747
Gymnastics Room	4,720
Multi-Purpose Rooms	7,569
Flexible Spaces (Includes Terraces)	22,429
Exercise + Fitness	6,409
Offices	1,394
Storage + Support Spaces	8,029
Total (Conditioned)	57,485
Total Building Footprint	69,138

FIRST FLOOR (GROUND LEVEL)

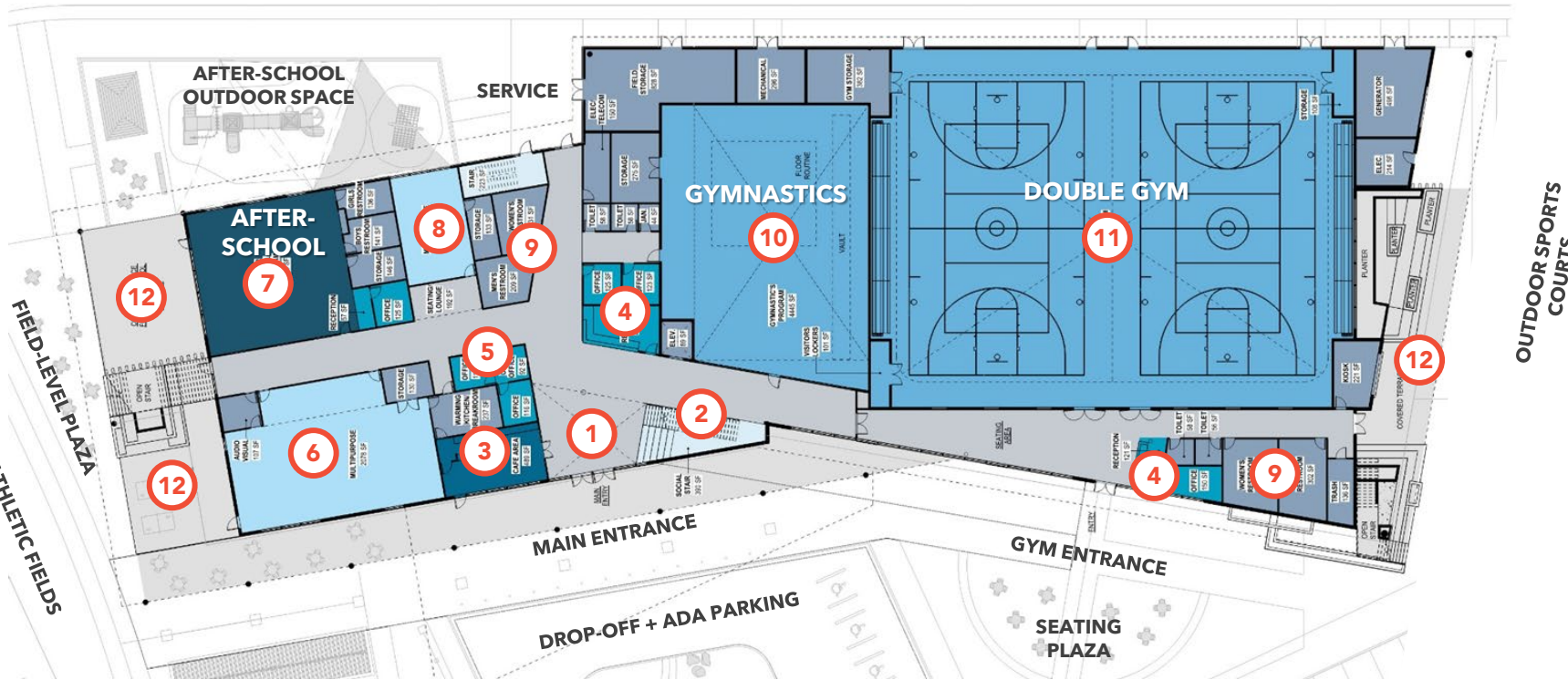


SECOND FLOOR



The Vision: Indoor Recreation Center

FIRST FLOOR (GROUND LEVEL)



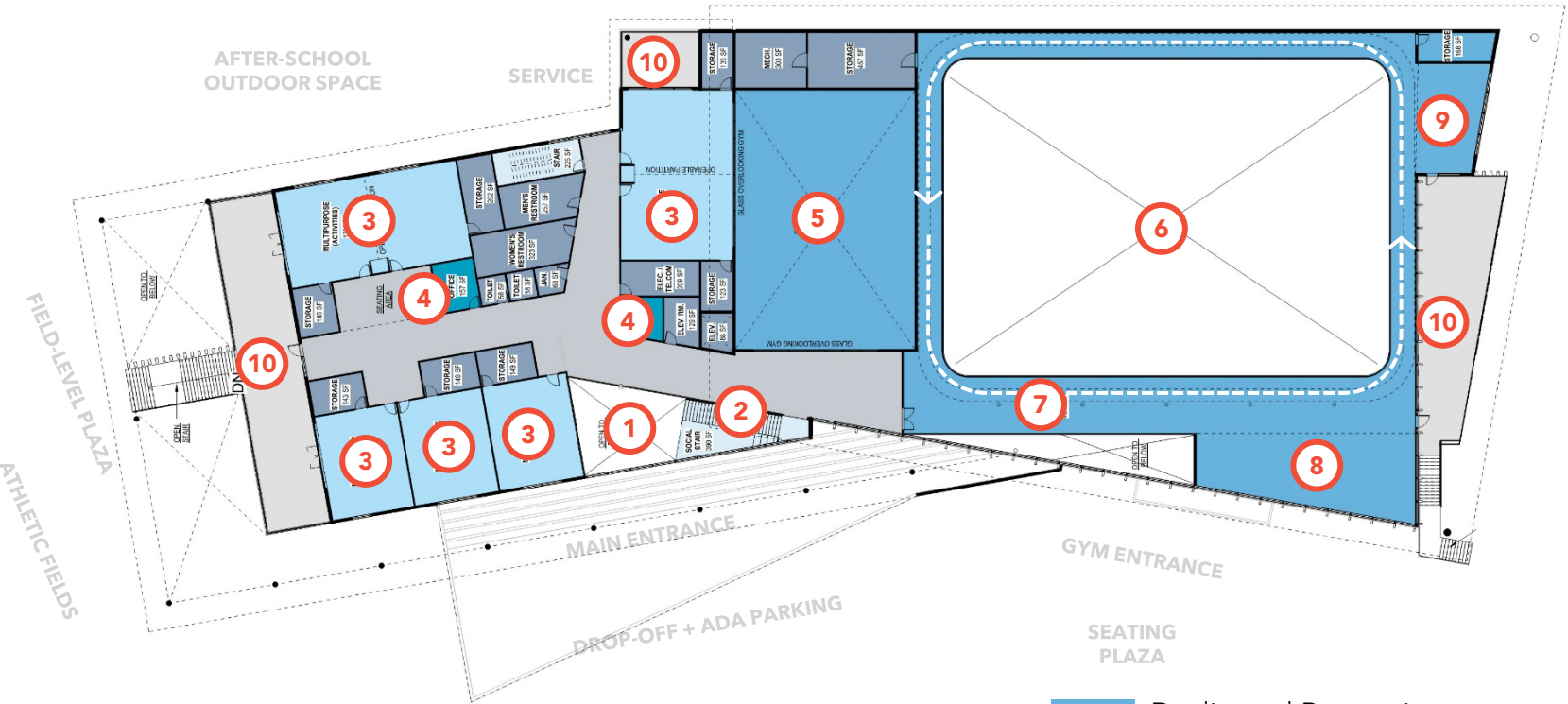
- ① Main Entry + Lobby
- ② Social Stair
- ③ Café Area
- ④ Reception + Offices
- ⑤ Offices
- ⑥ Multi-Purpose Room
- ⑦ After School Program
- ⑧ Multi-Purpose (Senior)
- ⑨ Restrooms
- ⑩ Gymnastics Room
- ⑪ Double Gymnasium
- ⑫ Covered Terrace(s)

Total (Conditioned) = 38,149 SF
 Total Outdoor (Unconditioned) = 8,245 SF
 Total Building Footprint = 46,394 SF

	Dedicated Recreation
	Multi-use Spaces
	Social Spaces
	After-School
	Support
	Office

The Vision: Indoor Recreation Center

SECOND FLOOR



- ① Open Atrium to Lobby
- ② Social Stair
- ③ Multi-Purpose Room(s)
- ④ Office(s)
- ⑤ Gymnastics (open to Below)
- ⑥ Gymnasium (open to Below)
- ⑦ Running/Walking Track
- ⑧ Cardio/Strength Fitness
- ⑨ Stretching Zone
- ⑩ Covered Terrace(s)

Total (Conditioned) = 19,336 SF
 Total Outdoor (Unconditioned) = 3,408 SF
 Total Building Footprint = 22,744 SF

- Dedicated Recreation
- Multi-use Spaces
- Social Spaces
- After-School
- Support
- Office

Vision: Indoor Rec. Ctr.



Miami Shores Village
RECREATION CENTER

Vision: Indoor Rec. Ctr.



Vision: Indoor Rec. Ctr.



Vision: Indoor Rec. Ctr.



AGENDA

FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
- 3. IMPROVING EXISTING PARKS**
4. WALKABILITY
5. NEW PARKS
6. PROGRAMS + EVENTS
7. ACTION PLAN



The Need: Existing Parks

Well-maintained but dated system in need of substantial updating to:

1. Meet current expectations/needs of residents,
2. Support revenue generating programs/events,
3. Incorporate contemporary and sustainable best practices for maintenance and operations.
4. Ensure safety and accessibility.
5. Distribute activation across the existing system.



The Need: Existing Parks

Investment Priorities

RANK		29-Oct	30-Oct	Online	TOTAL
1	Additional recreation programs and community events	143	360	13	516
2	Improvements to EXISTING parks and facilities.	154	308	30	492
3	Additional Bikeways and Trails	60	141	4	205
4	Development of NEW parks and natural areas.	62	118	2	182
5	Additional indoor recreation opportunities	26	134	4	164
6	<i>Other</i>	37	36	0	73

Vision: Village Commons Park + Constitution Park

RACQUET COMPLEX

CLUB DR. SIDE PATH TO RACQUET COMPLEX / AQUATIC CTR. / DOG PARK / CLUBHOUSE

ACTIVE RAIL CORRIDOR

VILLAGE COMMONS PARK

CONSTITUTION PARK

ATHLETIC FIELDS

NEW REC. CTR.

M.S. COUNTRY CLUB PERIMETER SHARED-USE PATH

GRAND CONCOURSE

NE 7TH AVE

NE 98TH ST

NE 96TH ST

PARK DR

- 1 Shaded Playground
- 2 Drop Off Court
- 3 "Ninja" Course
- 4 Sand Volleyball
- 5 Basketball
- 6 Pickleball
- 7 Soccer Fields
- 8 Loop Path
- 9 Artificial Turf Fields
- 10 Service Yard



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Constitution Park



Vision: Constitution Park



Vision: Constitution Park



Vision: Bayfront Park



- ① Resident On-Street Parking
- ② Shade/Swing Structure
- ③ Low Monument Signage
- ④ Stormwater Planting
- ⑤ New Sea Wall
- ⑥ Flexible Seating Node
- ⑦ Open views to Bay
- ⑧ Future Sidepath



Vision: Bayfront Park



Vision: Bayfront Park



Vision: Memorial Park

OPTIMIST PARK

NE 2ND AVE

NE 94th ST

NE 93rd ST

- 1 Memorial Plaza
- 2 Flex Lawn
- 3 Water Plaza
- 4 Park Signage
- 5 Buffer Landscape
- 6 Bus Lane
- 7 Parking
- 8 Parking on Alley
- 9 Existing Trees
- 10 Ped Promenade



Vision: Memorial Park



Vision: Memorial Park



Vision: Optimist Park



- ① Flex Lawn
- ② Tot Lot
- ③ Nature Play
- ④ Park Signage
- ⑤ Buffer Landscape
- ⑥ Bus Lane
- ⑦ Parking
- ⑧ Parking on Alley
- ⑨ Existing Trees
- ⑩ Ped Promenade



Vision: Optimist Park



Vision: Optimist Park



AGENDA

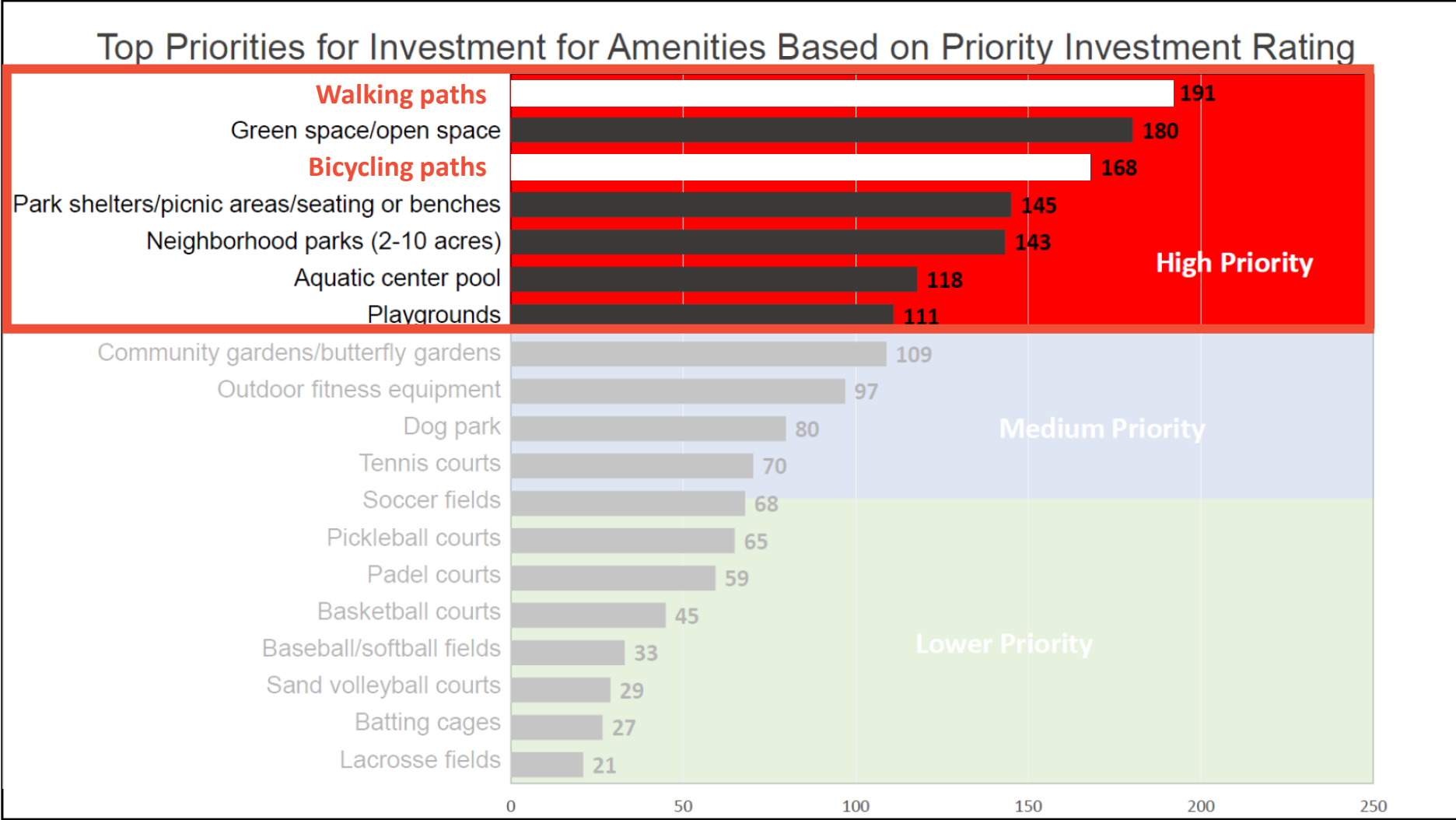
FINAL DRAFT PRESENTATION

04.21.2026

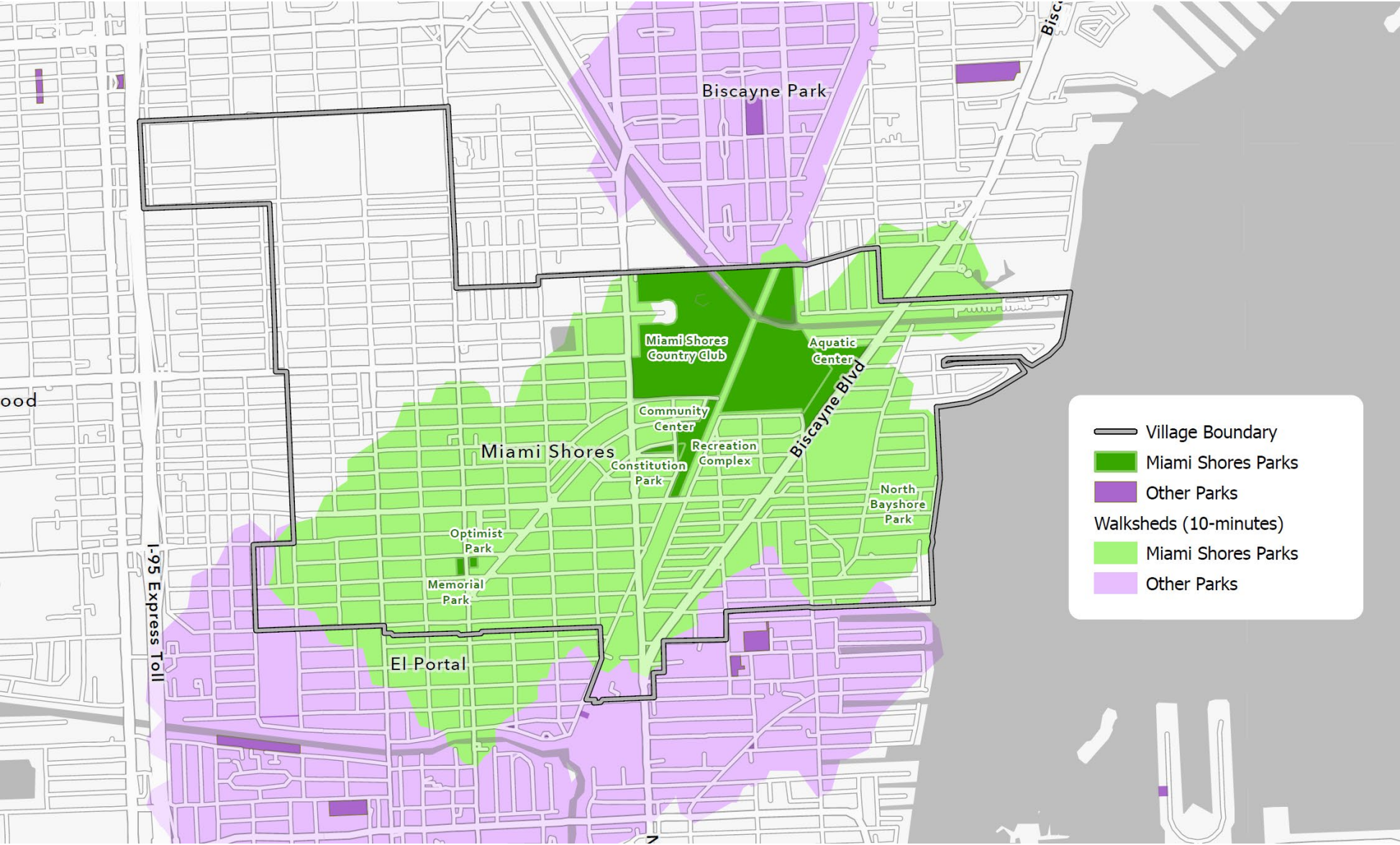
1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
3. IMPROVING EXISTING PARKS
- 4. WALKABILITY**
5. NEW PARKS
6. PROGRAMS + EVENTS
7. ACTION PLAN



The Need: Walkability



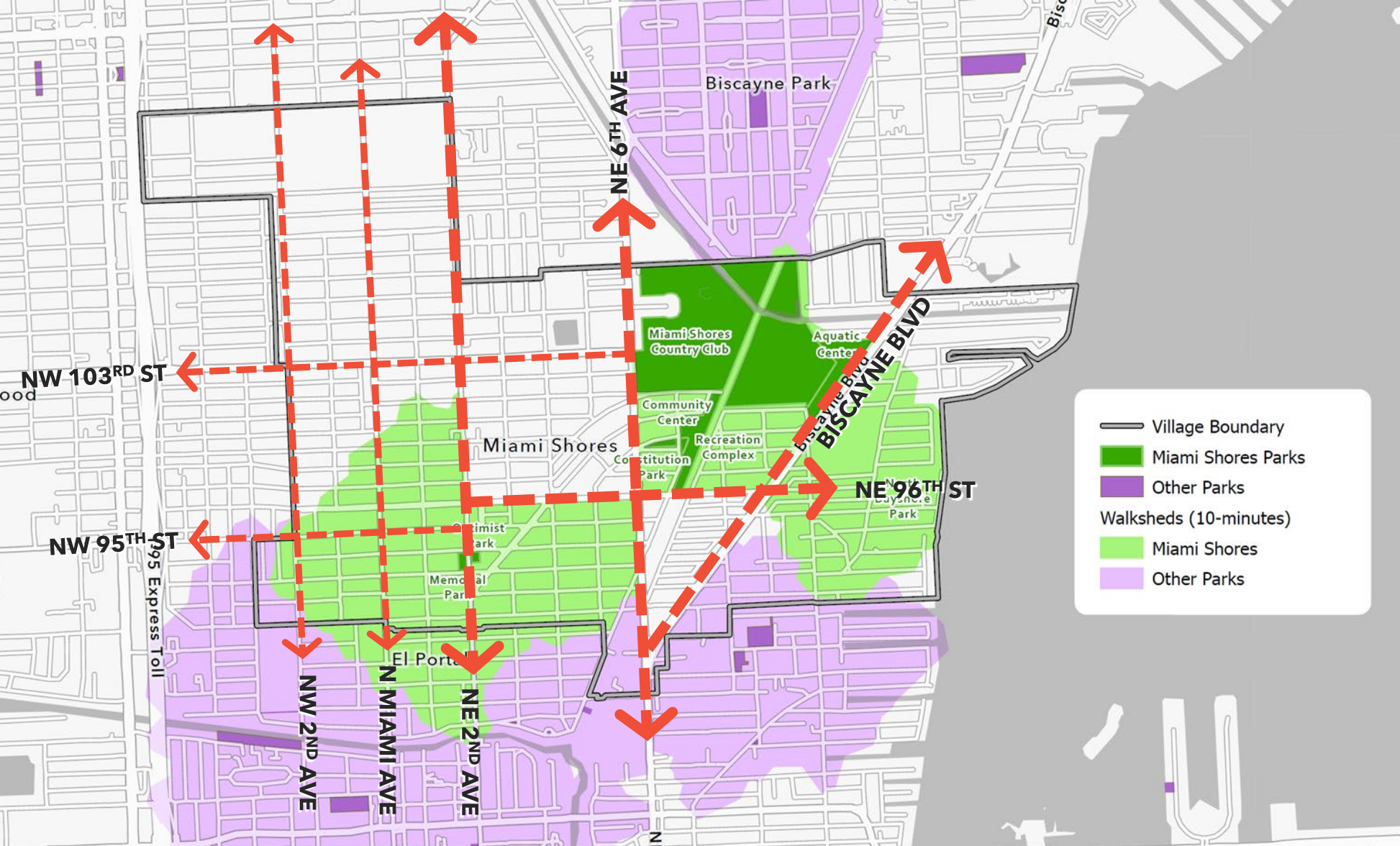
The Need: Walkability



LOS: Access

10-min. walkshed from all existing facilities

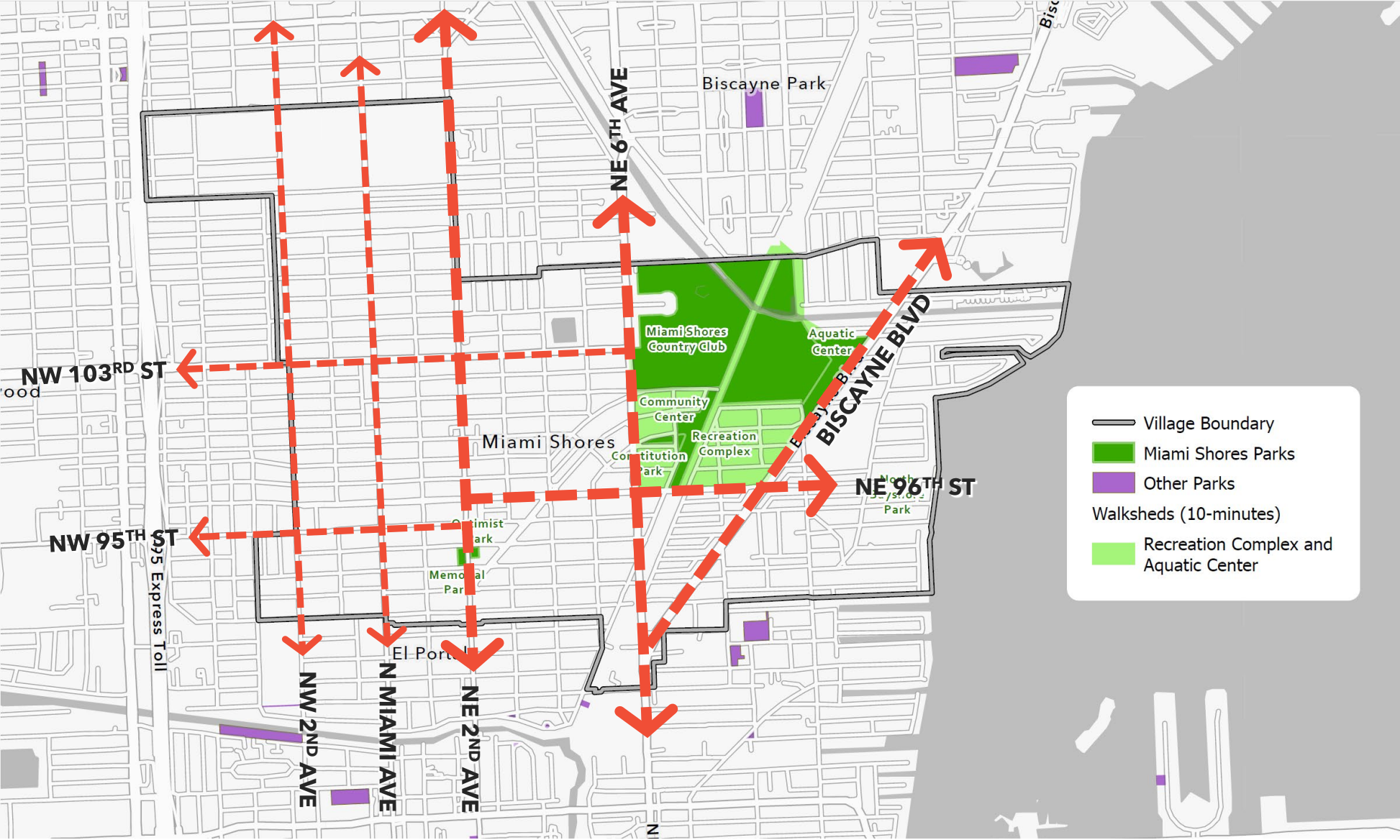
The Need: Walkability



LOS: Access

10-min. walkshed from all existing facilities w/ barriers

The Need: Walkability



LOS: Access

10-min. walkshed from Rec. Complex and Aquatics Ctr. w/ barriers

Vision: Walkability

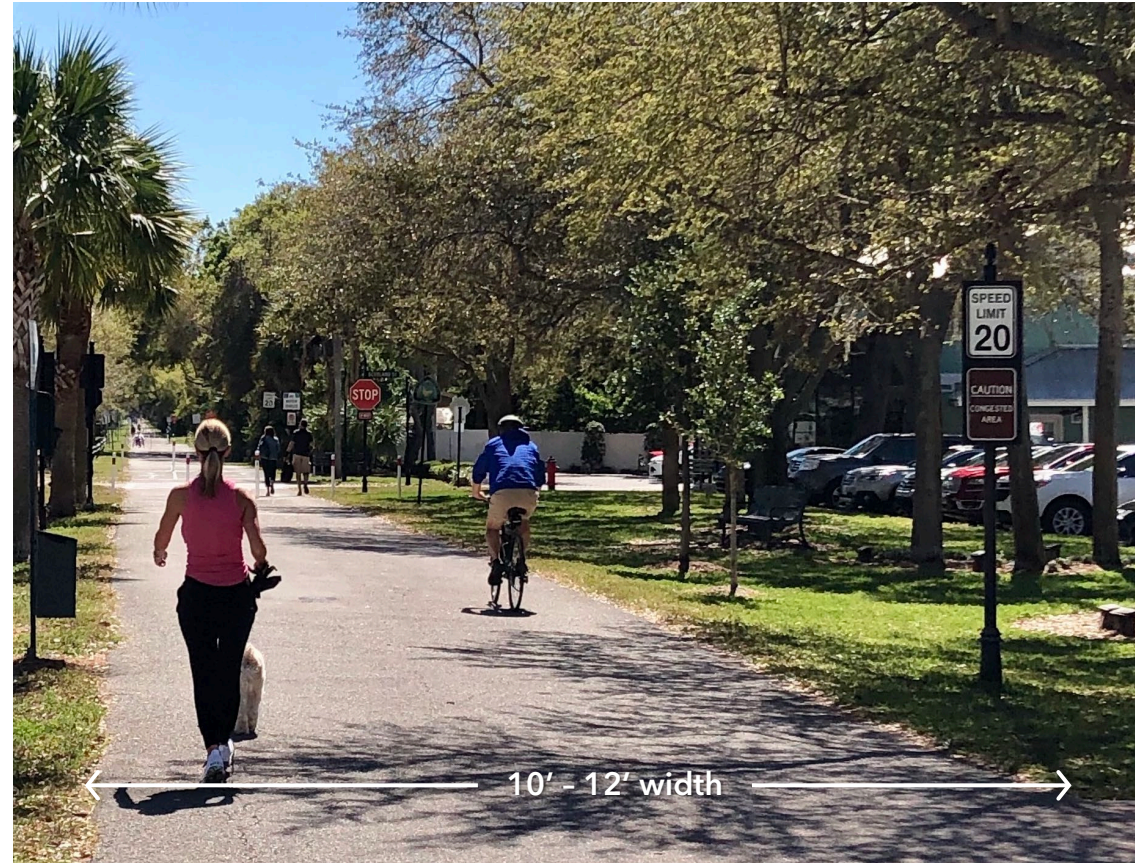
- Leverage wide ROW's on low-speed/volume streets and existing arterial crossings to create an interconnected network of protected sidepaths (10.5 mi.) – prioritize east-west connectivity.
- **2.8 mile shared-use path** around perimeter of re-designed golf course and through Village Commons Park (Rec Complex).
- **Improve safety and comfort** of key crossings.



Vision: Walkability

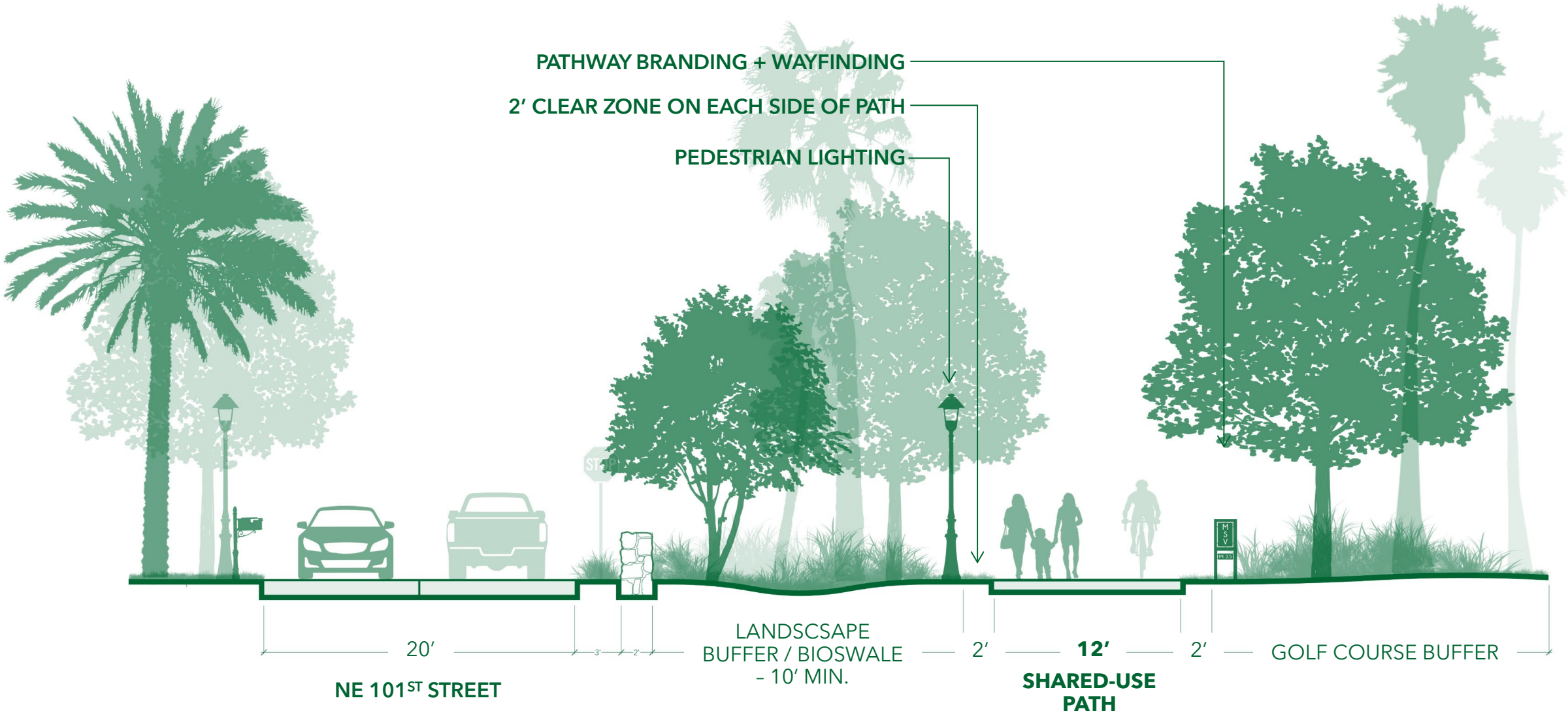
Shared-Use Path:

- 10' min. width (12' preferred)
- Physically separated from roadway.
- Typically occurs interior to parks, greenspaces, or wide ROW's.
- Designed for safe and comfortable use by both bicyclists and pedestrians simultaneously.
- Appeals to broadest range of users.



Shared-use path section of the Pinellas Trail, Pinellas County, Fla.

Vision: Walkability



Vision: Walkability

3-MILE PATHWAY LOOP WITH
ONE ROADWAY CROSSING



MIAMI
COUNTRY DAY
SCHOOL

ST. ROSE OF LIMA

M.S. ELEMENTARY

MIAMI SHORES
GOLF COURSE

MIAMI SHORES
COUNTRY CLUB

AQUATICS CENTER

DOG PARK

COUNTRY CLUB

ATHLETIC FIELDS

TOT LOT

CONSTITUTION PARK

REC CENTER

RACQUET
COMPLEX

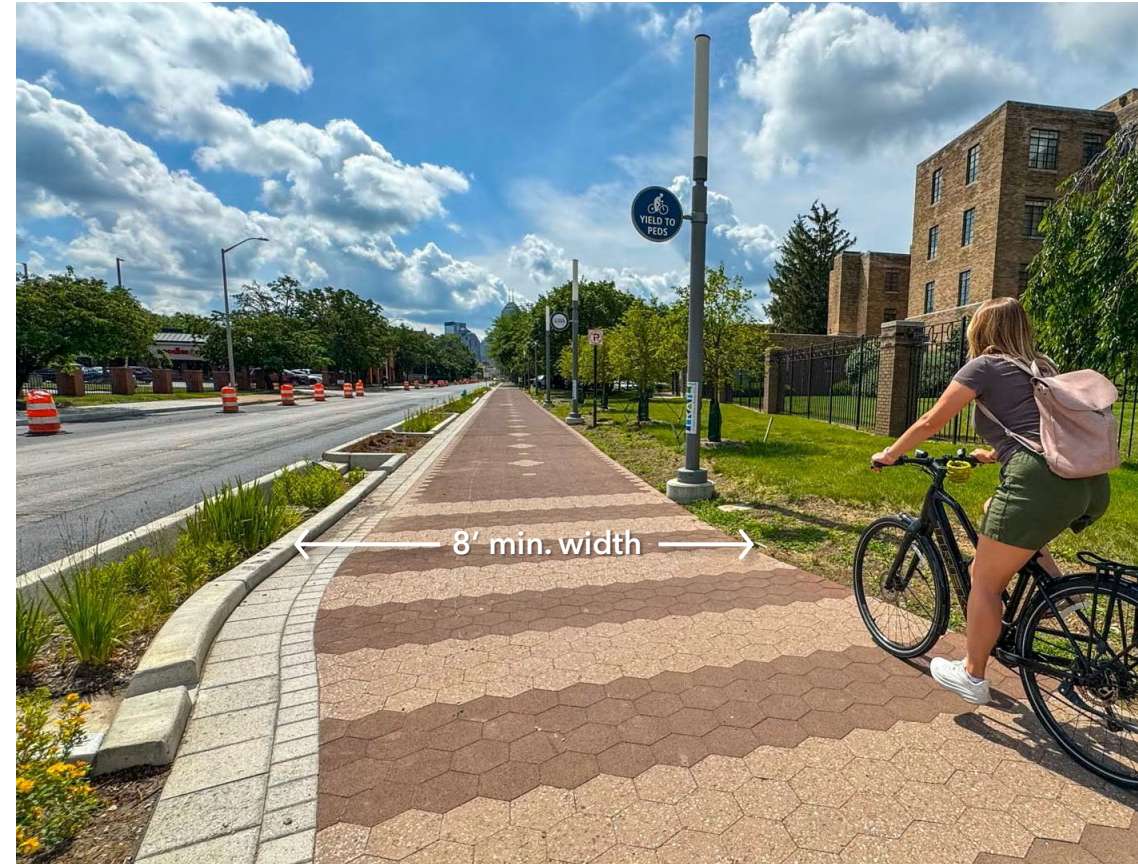
BAYFRONT PARK

BISCAYNE

Vision: Walkability

Protected Sidepath:

- 8'-10' target width.
- Physically separated from roadway, but less than a shared-use path.
- Retrofit application within an existing ROW along a low-speed, low-volume roadway.
- Primarily a pedestrian facility, though can be used by bicyclists.
- Multiple alternative applications depending on existing conditions.
- Opportunity to pair with roadway/utility projects in the ROW.



Sidepath along The Cultural Trail in Indianapolis, Ind.

Vision: Walkability

Shared-Use Path - NE 95th St. / NE 5th Ave.



Vision: Walkability

NE 95th St. / NE 5th Ave. - Sidepath



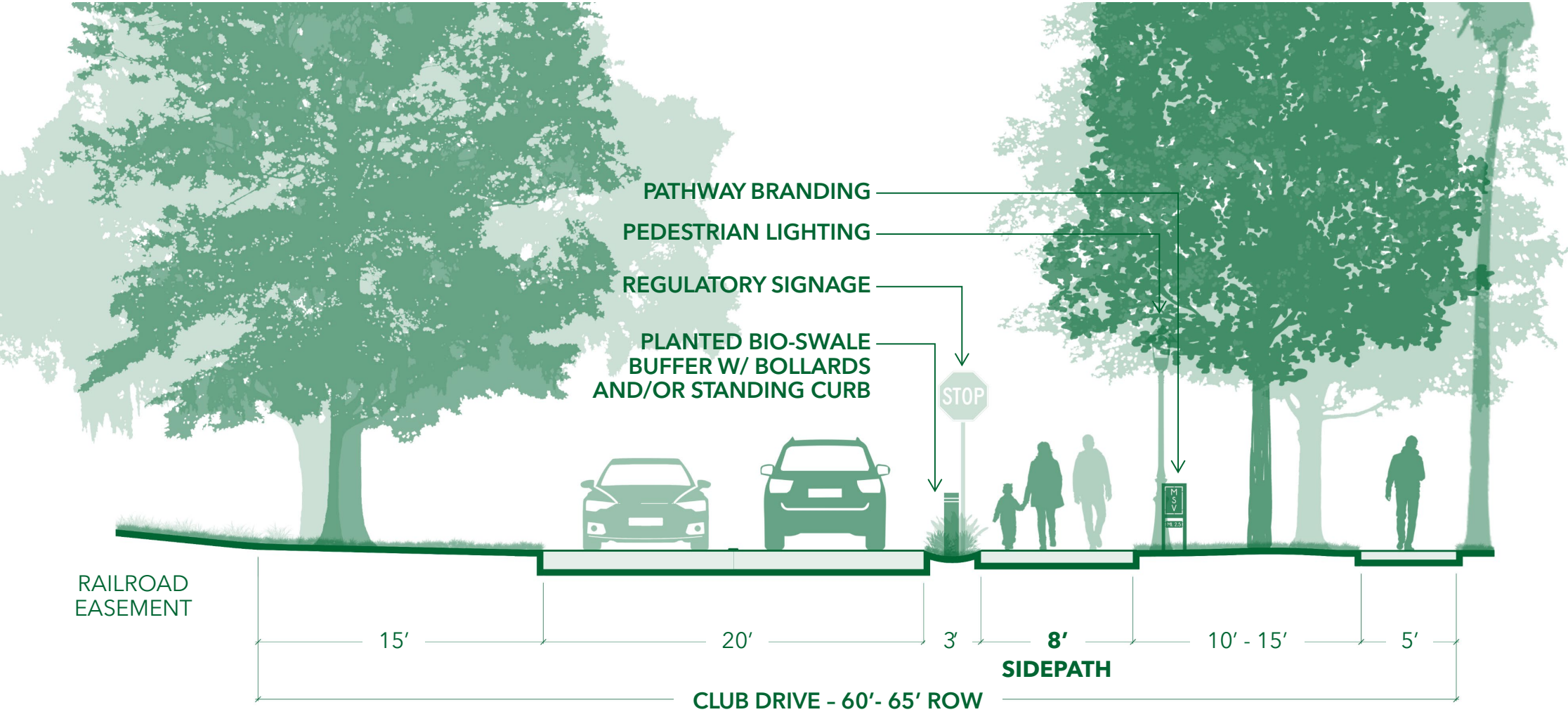
Vision: Walkability

Shared-Use Path - Club Drive / NE 96th St.



Vision: Walkability

Shared-Use Path - Club Drive / NE 96th St.



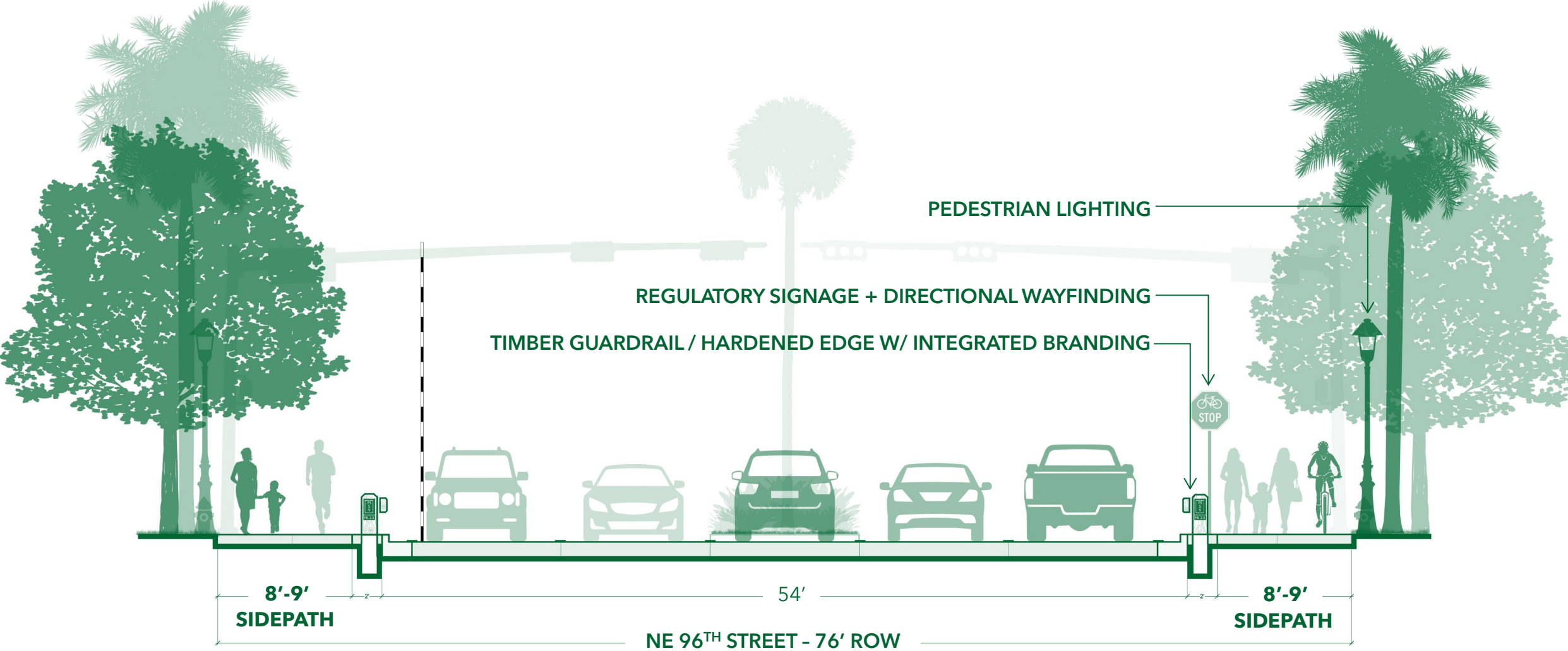
Vision: Walkability

Shared-Use Path - NE 96th St. & Park Dr.



Vision: Walkability

Shared-Use Path - NE 96th St. & Park Dr.



AGENDA

FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
3. IMPROVING EXISTING PARKS
4. WALKABILITY
- 5. NEW PARKS**
6. PROGRAMS + EVENTS
7. ACTION PLAN



The Need: New Parks

ACREAGE Level of Service:

- 12.4% decrease in Acreage LOS from 2010 to 2024
- 14.4% anticipated by 2040 if no acres are added to the system.

2010		2024		2029		2040	
Population :	10,329	Population :	11,745	Population ¹ :	11,785	Population ² :	12,056
Acres of Parkland :	18.68	Acres of Parkland :	18.68	Acres of Parkland :	18.68	Acres of Parkland :	18.68
Acres/1,000 pop. :	1.81	Acres/1,000 pop. :	1.59	Acres/1,000 pop. :	1.59	Acres/1,000 pop. :	1.55
LOS Target :	1.81	LOS Target :	1.81	LOS Target :	1.81	LOS Target :	1.81
Acres Required :	18.68	Acres Required :	21.25	Acres Required :	21.32	Acres Required :	21.81
Surplus / Deficit :	0.00 ACRES	Surplus / Deficit :	-2.56 ACRES	Surplus / Deficit :	-2.63 ACRES	Surplus / Deficit :	-3.12 ACRES

¹ Source: ESRI

² Assumes a 0.21%/year growth rate (average of 2020-2029 projection)

The Need: New Parks

AMENITY Level of Service:

FACILITY	POPULATION SERVED PER FACILITY ¹	EXISTING FACILITY INVENTORY	SURPLUS / DEFICIENCY				
			2010 10,329	2024 11,745	2029 ² 11,785	2040 ³ 12,056	
OUTDOOR	Tot-lots (ages 2-5)	5,000	1	-1	-1	-1	-1
	Playgrounds (ages 5-12)	2,350	1	-3	-4	-4	-4
	Basketball courts	4,479	2	0	-1	-1	-1
	Diamond fields	1,958	2	-3	-4	-4	-4
	Rectangle fields	2,578	4	0	-1	-1	-1
	Tennis courts	3,500	4	1	1	1	1
	Dog parks	10,188	1	0	0	0	0
	Community gardens	8,800	0	-1	-1	-1	-1
	Swimming pools	9,745	1	0	0	0	0
	Skate parks	10,776	0	-1	-1	-1	-1
	Pickleball courts	3,483	4	1	1	1	1
	Volleyball courts	7,057	1	0	-1	-1	-1
	Fitness zones/exercise stations	8,274	2	1	1	1	1
	Multi-use courts	3,900	0	-3	-3	-3	-3
	Splashpads/spraygrounds	13,391	0	-1	-1	-1	-1
	Walking loops/running tracks	6,129	1	-1	-1	-1	-1
	Disc golf courses ⁴	9,402	0	-1	-1	-1	-1
	Driving range stations ⁴	3,548	23	20	20	20	20
	18-hole golf courses	11,904	1	0	0	0	0
	Aquatics facilities	17,125	1	0	0	0	0
Racquetball courts	14,000	2	1	1	1	1	
Paved multi-use trail (miles) ⁵	5,000	0.34	-1.7	-2.0	-2.0	-2.1	

FACILITY	POPULATION SERVED PER FACILITY ¹	EXISTING FACILITY INVENTORY	SURPLUS / DEFICIENCY				
			2010 10,329	2024 11,745	2029 ² 11,785	2040 ³ 12,056	
INDOOR	Multi-use courts	5,250	0	-2	-2	-2	-2
	Competitive pools	10,224	0	-1	-1	-1	-1
	Leisure pools	11,625	0	-1	-1	-1	-1
	Therapy pools	13,000	0	-1	-1	-1	-1
	Walking loops/running tracks	11,625	0	-1	-1	-1	-1
	Pickleball courts	4,625	0	-2	-3	-3	-3
	Indoor recreation centers (w/ gym)	9,875	0	-1	-1	-1	-1
	Community centers	10,000	1	0	0	0	0
	Senior centers	13,966	0	-1	-1	-1	-1
	Nature centers	8,832	0	-1	-1	-1	-1
	Aquatics centers	13,933	1	0	0	0	0
	Teen centers	15,457	0	-1	-1	-1	-1
	Restroom buildings	2,359	1	-3	-4	-4	-4

¹ 2025 NRPA Agency Performance Review, "Population per Outdoor Park and Recreation Facility" for agencies with <20,000 residents.

² ESRI population projections (see Demographic and Lifestyle Assessment)

³ Assumes a 0.21%/year growth rate, which is the average annual rate of the of 2020-2029 projection.

⁴ Miami Shores Village Country Club is a membership-based facility.

⁵ 2025 NRPA Agency Performance Review, "Figure 6: Miles of Trails," median for agencies with <20,000 residents.

Vision: New Parks

MAP LEGEND:

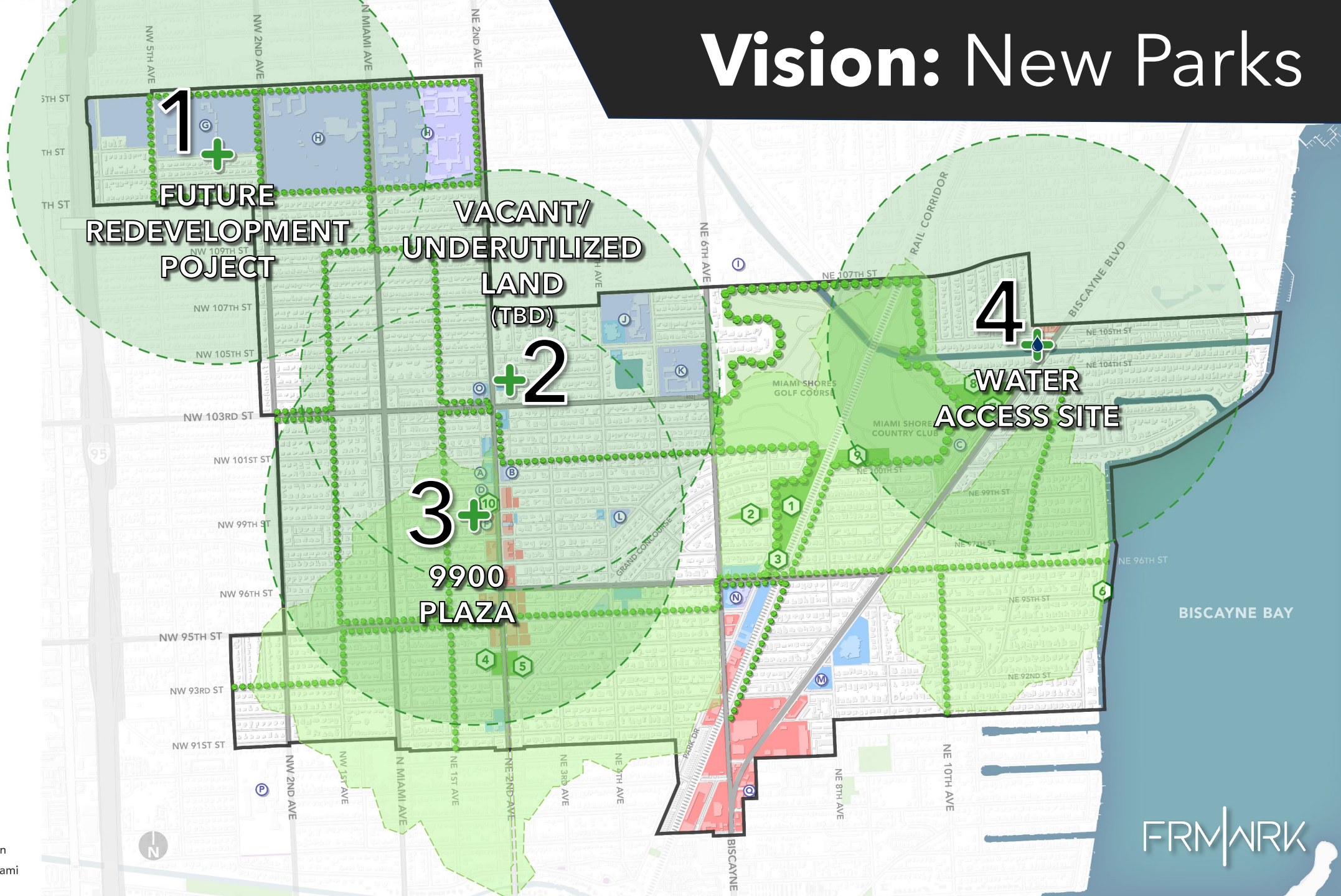
- Public Park
- Golf Course
- Water
- Civic Use
- Residential Use
- Commercial Use
- Shared-Use Path (proposed)
- Protected Sidepath (proposed)
- Crosswalk (existing)
- Future Park Space (proposed)
- Water Access Point (proposed)

PARKS & RECREATION:

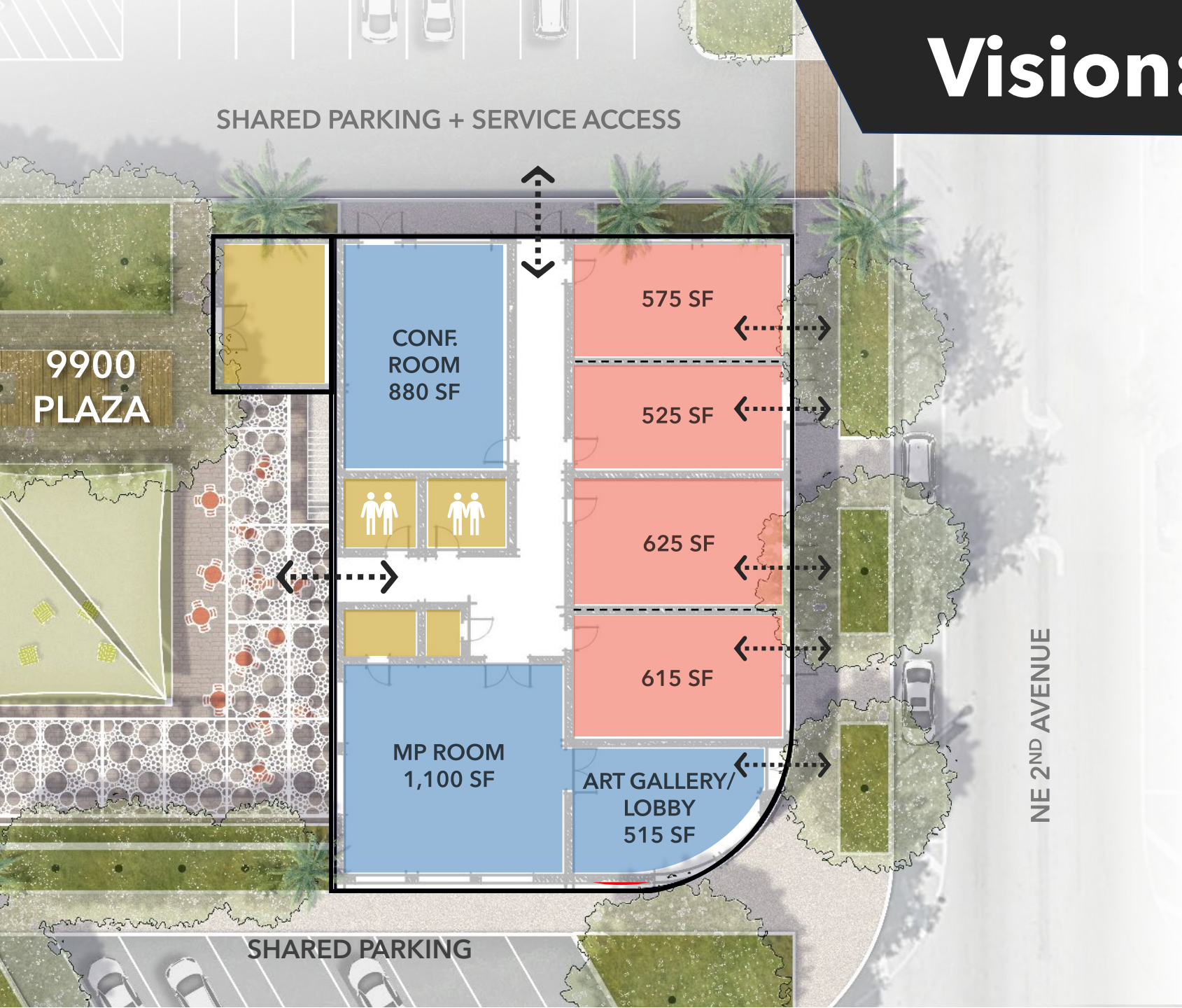
- 1 Village Commons
- 2 Constitution Park
- 3 The HUB Community Center
- 4 Memorial Park
- 5 Optimist Park
- 6 Bayfront Park
- 7 Dog Park
- 8 Miami Shores Aquatic Center
- 9 Miami Shores Racquet Complex
- 10 9900 Building

CIVIC DESTINATIONS:

- A MSV Village Hall
- B Brockway Memorial Library
- C M.S. Country Club Clubhouse
- D MSV Police Department
- E MDR Station 30
- F Miami Theater Center
- G Doctors Charter School
- H Barry University
- I Miami Country Day School
- J St. Rose of Lima Catholic School
- K Miami Shores Elementary
- L M.S. Early Learning Center
- M Miami Preparatory School
- N M.S. Presbyterian Church School
- O Sunshine Stars Academy
- P Academy for Community Education
- Q The French American School of Miami



Vision: 9900 Building



RETAIL / OFFICE

- (4) Commercial/retail business incubator suites - 2,340 SF
- 2nd Floor Office Suites - 2,600 SF

COMMUNITY

- Community multi-purpose room - 1,100 SF
- Community conference room - 880 SF
- Community art gallery/lobby - 515 sf

SUPPORT

- Restrooms - 250 SF
- Storage - 465 SF
- Circulation - 750 SF

Vision: 9900 Plaza



POLICE STATION

ALLEY

NE 2nd AVE

9900 BUILDING

NE 99th ST

9900 PLAZA

- ① Shaded Flex Lawn
- ② Shade Structure
- ③ Seating Platform / Decks
- ④ Gate Access
- ⑤ Shade Trees
- ⑥ Moveable Furniture
- ⑦ Parking (Permeable)
- ⑧ Back of House
- ⑨ Drop-off Point
- ⑩ Building Entrance
- ⑪ Event Storage



Vision: 9900 Plaza



9900
PLAZA

FRM|WRK

Vision: New Water Access Site (#4)



Potential for new public water access site 0.5 miles from Biscayne Bay.

- Non-motorized boat launch,
- Canoe, kayak, paddleboard storage and lockers,
- Potential vendor, private operator for tours, rentals, etc.
- Shade structure w/ seating areas
- Parking
- Dock overlooking water.
- Intersection access

AGENDA

FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
3. IMPROVING EXISTING PARKS
4. WALKABILITY
5. NEW PARKS
- 6. PROGRAMS + EVENTS**
7. ACTION PLAN



The Need: Programs + Events

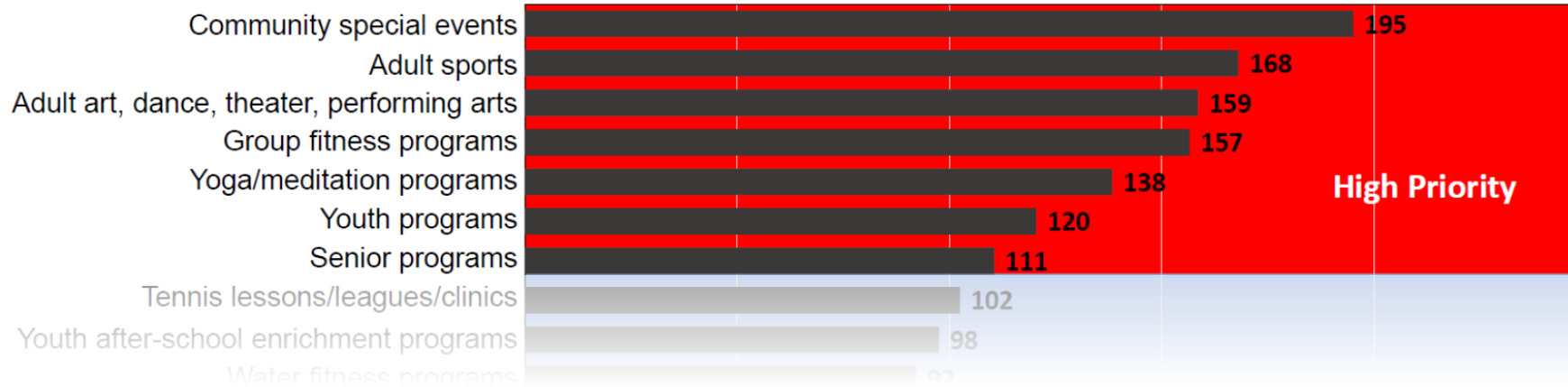
PUBLIC WORKSHOPS

Investment Priorities

RANK		29-Oct	30-Oct	Online	TOTAL
1	Additional recreation programs and community events	143	360	13	516
2	Improvements to EXISTING parks and facilities.	154	308	30	492
3	Additional Bikeways and Trails	60	141	4	205
4	Development of NEW parks and natural areas.	62	118	2	182
5	Additional indoor recreation opportunities	26	134	4	164
6	Other	37	36	0	73

PUBLIC SURVEY

Top Priorities for Investment for Programs/Activities Based on Priority Investment Rating



Vision: Programs + Events

- 1. Establish the new recreation center + Village Commons Park as the primary hub of the system.**
- 2. Expand the system's highest demand offerings.**
 - ✓ Youth enrichment (before/after-school), gymnastics, senior enrichment, camps, indoor programming, fitness and wellness, arts programs, court-based uses (indoor/outdoor).
- 3. Grow into a more intentional events system.**
 - ✓ Organize community events around designated site roles, stronger partnerships, defined cost sharing/recovery, improved access control, and dedicated event coordination.
- 4. Plan for staffing growth as part of capital implementation.**
 - ✓ Develop a sustainable staffing plan that addresses building management, customer service, custodial support, program supervision, and event coordination needs.



Vision: Programs + Events

5. Establish a more stable operating and revenue framework.

- ✓ Adopt a formula-based approach that pairs sustainable annual public funding with increased earned revenue from fees, rentals, concessions, sponsorships, and premium services.

6. Build maintenance and lifecycle planning into every new investment..

- ✓ Invest in durable, sustainable materials, high-quality furnishings, preventative maintenance protocols, and long-term replacement planning with every capital project.

7. Position the 9900 Building as a secondary complementary asset.

- ✓ Serve as a supporting indoor arts, culture, meeting, and partnership space, but only after its condition, recertification, and long-term operating role are fully addressed.



AGENDA

FINAL DRAFT PRESENTATION

04.21.2026

1. NEEDS ASSESSMENT RECAP
2. INDOOR RECREATION
3. IMPROVING EXISTING PARKS
4. WALKABILITY
5. NEW PARKS
6. PROGRAMS + EVENTS
- 7. ACTION PLAN**



Action Plan: General Obligation Bond

1.A GENERAL OBLIGATION BOND REFERENDUM - OPTION 1

KEY PROJECTS	PRIORITY	PROJECT TYPE	FUNDING MECHANISM	UNIT	UNIT COST	QUANTITY	EST. COST RANGE	
							LOW	HIGH
A New Indoor Community Recreation Center	1	Captial - New	G.O. Bond	SF	\$519	66,610	\$34,602,374	
B Village Commons Park (Rec. Complex)	1	Captial - Renovation	G.O. Bond	SF	\$35 - \$60	450,000	\$15,750,000	- \$27,000,000
C Bayfront Park	1	Captial - Renovation	G.O. Bond	SF	\$35 - \$60	35,000	\$1,225,000	- \$2,100,000
D Memorial Park	1	Captial - Renovation	G.O. Bond	SF	\$35 - \$60	62,000	\$2,170,000	- \$3,720,000
E Optimist Park	1	Captial - Renovation	G.O. Bond	SF	\$35 - \$60	62,000	\$2,170,000	- \$3,720,000
F Constitution Park	1	Captial - Renovation	G.O. Bond	SF	\$35 - \$60	75,000	\$2,625,000	- \$4,500,000
G Dog Park	1	Captial - Renovation	G.O. Bond	AL	\$250,000	1	\$250,000	
H Aquatics Center	1	Captial - Renovation	G.O. Bond	AL	\$1,000,000	1	\$1,000,000	
I Sidepath (Rec. Ctr. to Racquet Complex)	2	Captial - New	G.O. Bond	LF	\$500 - \$750	1,478	\$739,200	- \$1,108,800

TOTAL: \$60.5M - \$78.0M



Action Plan: General Obligation Bond

1.B GENERAL OBLIGATION BOND REFERENDUM - OPTION 2 (REC. CENTER + SITE)

KEY PROJECTS	PRIORITY	PROJECT TYPE	FUNDING MECHANISM	UNIT	UNIT COST	QUANTITY	EST. COST RANGE	
							LOW	HIGH
A New Indoor Community Recreation Center	1	Capital - New	G.O. Bond	SF	\$519	66,610	\$34,602,374	
B Village Commons Park (Rec. Complex)	1	Capital - Renovation	G.O. Bond	SF	\$35 - \$60	450,000	\$15,750,000	- \$27,000,000
C Sidepath (Rec. Center to Racquet Complex)	2	Capital - New	G.O. Bond	LF	\$500 - \$750	1,478	\$739,200	- \$1,108,800
						TOTAL:	\$51.1M	- \$62.7M

Action Plan: Project Stacking

2. PROJECT STACKING

KEY PROJECTS	PRIORITY	PROJECT TYPE	FUNDING MECHANISM	UNIT	UNIT COST	QUANTITY	EST. COST RANGE	
							LOW	HIGH
A Golf Course Perimeter Shared-Use Path	1	Capital - New	Golf Course Revenue Bond	LF	\$190 - \$340	14,784	\$2,808,960	\$5,026,560
B Racquet Center Expansion/Improvements	2	Capital - Renovation	Golf Course Revenue Bond	AL	1,500,000	1	\$1,500,000	
C Sidepaths - Phase 1 (3-miles)	2	Capital - Renovation	G.O. Bond	LF	\$500 - \$750	15,840	\$7,920,000	- \$11,880,000
						TOTAL:	\$12.2M	- \$18.4M

Action Plan: Redevelopment/TIFF

3. REDEVELOPMENT / TIFF

	KEY PROJECTS	PRIORITY	PROJECT TYPE	FUNDING MECHANISM	UNIT	UNIT COST	QUANTITY	EST. COST RANGE	
								LOW	HIGH
A	9900 Building Renovation	1	Captial - Renovation	Redev./TIFF	SF	\$250 - \$350	10,000	\$2,500,000	\$3,500,000
B	9900 Plaza	1	Captial - New	Redev./TIFF	SF	\$35 - \$60	25,000	\$875,000	- \$1,500,000
C	New Park #1 (northwest redevelopment)	1	Captial - New	Redev./TIFF	SF	\$35 - \$60	43,560	\$1,524,600	- \$2,613,600
D	New Park #2 (NE 2nd Ave. infill)	1	Captial - New	Redev./TIFF	SF	\$135 - \$160	16,000	\$2,160,000	- \$2,560,000
E	New Park #4 (Biscayne Blvd. Water Access)	1	Captial - New	Redev./TIFF	SF	\$135 - \$160	21,800	\$2,943,000	- \$3,488,000
F	Sidepaths in NW Redevelopment Project Area	1	Captial - New	Redev./TIFF	LF	\$500 - \$750	2,500	\$1,250,000	- \$1,875,000
							TOTAL:	\$11.3M	- \$15.5M

MIAMI
SHORES
VILLAGE

PARKS AND
RECREATION
MASTER PLAN



THANK
YOU.

2026

FRM|NRK

Engage: Stakeholder Interviews

Methodology:

20 separate focus groups including participating from more than 50 people, including representatives from:

- PR Administration
- PR Programming
- PR Maintenance
- Planning
- Village Council + Mayor
- City Manager's Office
- Fine Arts
- PRA Board
- MSV Library
- Finance
- Private program operators
- Resident stakeholders

Top 5 Priorities:

- 1. New Indoor Recreation Center** - Strong consensus on the urgent need for a flexible, multi-generational community recreation facility.
- 2. Improved Tot Lots and Playground Facilities** - Expansion, enhancement, better parking, restroom facilities, and consideration of potential relocation.
- 3. Enhanced Walkability and Connectivity** - Improvements to pedestrian crossings, linking parks via trails and sidewalks, addressing barriers like major roadways.
- 4. Equitable Distribution of Amenities** - Emphasis on addressing disparities between east and west sides of Miami Shores Village, providing balanced distribution of parks and recreation opportunities.
- 5. Flexible and Multi-purpose Greenspaces** - Development and activation of versatile outdoor areas suitable for various activities and community events.

Engage: Community Workshops

Facilities + Amenities		29-Oct	30-Oct	Online	TOTAL
RANK					
1	Soccer/Athletic Fields	53	55	13	121
2	Indoor Community Recreation Centers	31	51	32	114
3	Lighting in Parks	27	37	26	90
4	Multi-purpose Greenspace	12	35	25	72
4	Playgrounds	15	39	18	72
6	Natural Play Spaces	8	41	12	61
7	Natural Areas	21	24	15	60
7	Restrooms in Parks	14	21	25	60
9	Paved Trails/Paths	15	25	15	55
10	Nature Trails	17	22	15	54
11	Water Access Points	10	28	7	45
11	Swimming Pools/Aquatics	11	29	5	45
13	Flexible Seating/Gathering Spaces	8	22	14	44
14	Outdoor Performance Venues	10	26	7	43
15	Pickleball Courts	10	23	7	40
16	Picnic Shelters	1	21	9	31
17	Off-Leash Dog Areas	10	10	9	29
18	Tennis Courts	9	11	7	27
19	Basketball Courts	13	9	2	24
20	Public Art	4	15	3	22
21	Splash Pads	0	18	3	21
22	Baseball Diamonds	3	5	5	13
23	Sand/Volleyball Courts	5	5	1	11
24	Padel Courts	6			6
25	Teen Activity Areas	4			4
26	Softball Diamonds	0	1	0	1
26	Shaded activity areas		1		1

Programs + Events		29-Oct	30-Oct	SURVEY	TOTAL
RANK					
1	Youth Athletics Programs	19	30	21	70
1	Food/Beverage Themed Events	21	39	10	70
3	Adult Fitness Programs	13	33	17	63
4	Nature Programs + Events	14	35	12	61
5	Farmers Markets	15	26	19	60
6	Large Community Events	18	35	6	59
7	Bike/Trail Programs + Events	13	25	20	58
8	Music-Themed Events	13	33	5	51
9	Adult Athletics Programs	10	23	13	46
10	After School Programs	14	21	10	45
11	Senior Programs	14	22	8	44
12	Teen Programs + Events	9	19	14	42
12	Performing Arts Programs	11	23	8	42
14	Holiday Programs + Events	7	28	5	40
15	Health + Wellness Programs	15	16	7	38
16	History/Cultural Programs + Events	14	13	3	30
17	Youth Camps	2	14	12	28
18	Programs for People with Special Needs	11	10	2	23
19	Preschool Programs	1	12	9	22
20	Programs/Events for Pets and Owners	8	6	6	20
21	Youth Fitness Programs	4	8	7	19
22	Aquatics Programs	2	9	7	18
23	Learn to Swim Programs	2	11	3	16
24	Open swim hours		1		1

Engage: Community Workshops

Indoor Recreation		29-Oct	30-Oct	Online	TOTAL
RANK					
1	Gymnasium	25	48	15	88
2	Strength Training Equipment	18	41	25	84
3	Yoga/Dance Studio	15	28	21	64
4	Teen Room	17	38	8	63
5	Café/Snack bar	20	35	6	61
6	Walking/Running Track	19	30	10	59
6	Art Studio	16	35	8	59
8	Event Hall	13	32	10	55
9	Multi-purpose Room	16	29	9	54
10	Functional Training Areas	9	28	11	48
10	Climbing Wall	6	30	12	48
12	Coffee Shop	10	28	9	47
13	Sauna	13	18	10	41
13	Cardio Equipment	13	8	20	41
15	Child-Watch	7	22	11	40
16	Indoor Swimming Pool	3	21	15	39
17	Gymnastics	9	21	8	38
18	Game Room	4	25	6	35
19	Makers Space	7	10	8	25
19	Lounge Areas	4	18	3	25
21	Media/Tech Lab	5	16	2	23
22	Senior Room/Area	1	13	5	19
23	Therapy Pool	1	3	3	7
24	Teaching Kitchen	1			1
24	Sauna		1		1
24	Indoor playground			1	1

Barriers		29-Oct	30-Oct	Online	TOTAL
RANK					
1	Parks/facilities are not well maintained.	30	46	16	92
2	Amenities/facilities I want are not offered.	16	62	9	87
3	I have trouble getting there by WALKING/BIKING	18	33	9	60
4	I don't know what's being offered or what there is to do.	8	40	11	59
5	Nothing prevents me from using MSV offerings more than I do.	13	19	19	51
6	Current hours of operation are too limited.	7	23	15	45
7	Events/programs I want are not offered.	13	3	11	27
8	Cost of events/programs is too high.		14	5	19
8	Not enough parking nearby.		14	5	19
10	Parks/facilities are too crowded.	2	11	4	17
11	Other (unspecified)	15			15
12	Not enough shade over the areas/amenities I want to use.	2	12		14
13	I primarily use facilities/programs in other cities.	2	3	3	8
14	Recreation Center/Field House in need of updating.	1	6		7
15	Lack of ADA/Universal Accessibility		3	2	5
15	I don't feel safe in some parks/facilities.		4	1	5
17	Wayfinding; I don't know where to go.	2		2	4
17	Event/Program times are not convenient for me.		4		4
19	No childcare during programs/events.		3		3
19	Fields need to be lighted.			3	3
21	Park or facility is too far from my home.			1	1
21	Programs are too full.			1	1
22	I have trouble getting there by CAR.				0

Engage: Public Opinion Survey

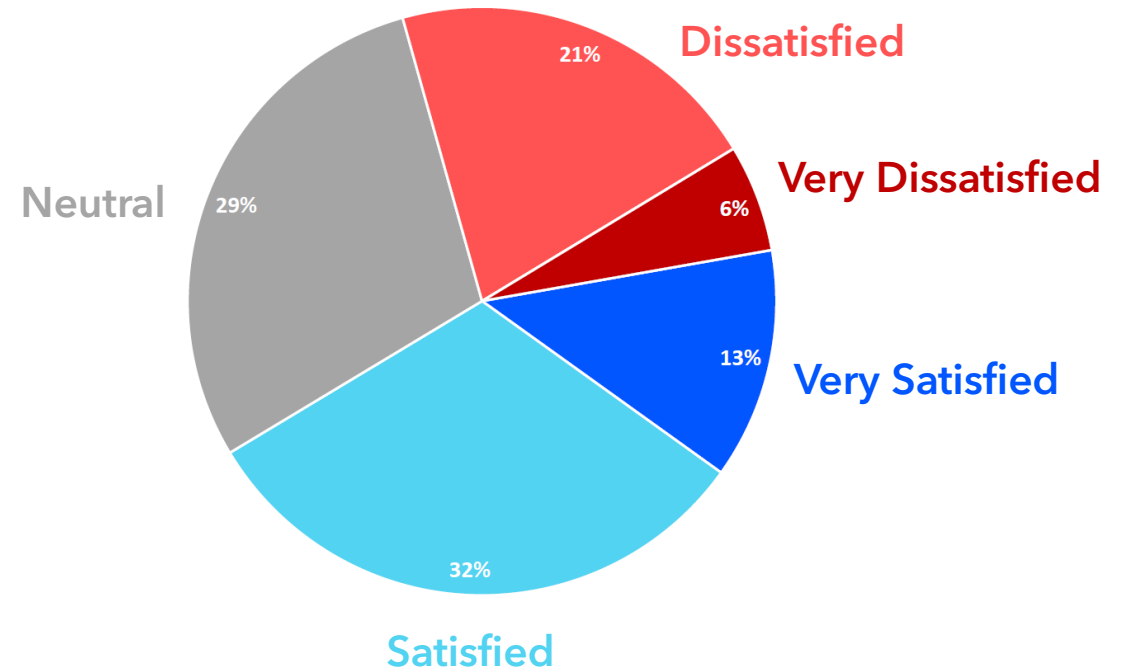
Methodology:

The goal was to receive a min. of 300 completed surveys from households within Miami Shores Village. This goal was exceeded, with 345 completed surveys collected.

The overall results for the sample of 345 residents have a precision of at least +/-5.2% at the 95% level of confidence.

Survey administered via mail, telephone, and online.

Q6. Overall, how satisfied are you with the current number and quality of parks in Miami Shores Village?
by percentage of respondents (excluding "don't know")



Village Commons



Indoor Recreation



Indoor Recreation



Indoor Recreation



Indoor Recreation



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Village Commons Park



Vision: Bayfront Park



Vision: Memorial Park



Vision: Optimist Park



Vision: 9900 Building



Vision: 9900 Building



Vision: 9900 Building

