CITY OF MAITLAND

Parks and Recreation MASTER PLAN

Jan. 2002

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.

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Parks and Recreation MASTER PLAN

1. Introduction

1.0 INTRODUCTION

1.1 Purpose of the Plan

The City of Maitland, north of Orlando in Central Florida, is a small, historic town of approximately 13,000 people. The City is one of the oldest incorporated areas in the region and is now reaching "build-out." The City prides itself on its small town character and high quality of life, including its parks, cultural arts facilities, lakes, bikeways and intimate neighborhoods. The City wishes to preserve and protect these valuable resources, as well as plan for their expansion to meet the demands of its growing population. To this end, the City commissioned Glatting Jackson, with assistance from Leon Younger & PROS, and Glace and Radcliff, to develop a long range Parks and Recreation Master Plan (the Plan).

The Plan includes the following Sections:

- *Section 1, Introduction*, providing background and contextual information
- *Section 2, Community Profile*, describing existing conditions within the City
- *Section 3, Needs and Priorities Assessment*, identifying residents' recreation needs based on both analytical and anecdotal techniques
- *Section 4, Future Parks and Recreation System*, describing the vision for the City's system of Community Parks, Neighborhood Parks, and Special Use Parks
- *Section 5, Implementation Strategy*, outlining the estimated costs and a plan of action to implement the vision

The Plan should be considered a working document and should be updated annually to reflect changes in the parks system and the community. To the degree possible, key elements of the Plan should be incorporated into the other related City documents discussed in the next section. Every proposed action that may affect the City's parks system should be evaluated within the context of the direction established in this Plan.

1.2 Relationship to Other Plans

Several documents guide the development of the City's Parks and Recreation System. These include:

- *City of Maitland Comprehensive Development Plan (CDP)*, which establishes broad goals, objectives and policies for recreation, open space and conservation
- *Evaluation and Appraisal Report (EAR)*, which assesses the City's progress towards accomplishing the CDP goals and objectives
- *Park Design Guidelines*, which establish criteria for the development of individual parks within the City's system
- *Landscape and Sign Codes*, which contain specific requirements for park landscape and sign design
- *Capital Improvements Program (CIP)*, which establishes a 5-year program for making specific physical improvements within the City's Parks System
- *Stormwater/Lakes Master Plan*, which establishes a program to preserve and maintain the water quality of the City's system of freshwater lakes
- *Bicycle/Pedestrian Network*, which establishes an interconnected network of sidewalks, bicycle lanes and paths
- *Orlando Avenue Master Plan*, which establishes a vision for the City's commercial activity center
- *Cultural Corridor Master Plan* which establishes a vision for the cultural and historical areas in the City.

Together with this Parks and Recreation Master Plan, these documents establish the long range vision for the City's Parks System, as well as the specific guidelines required for effective implementation.

1.3 Vision Statement

The City's Parks and Recreation Advisory Board developed the following Vision Statement for the City's Parks and Recreation System:

Over the past one hundred years, our City of Maitland has grown through thoughtful planning and decision-making into a well-balanced community of families and businesses. With this evolution, our quality of life has been increasingly defined by the system of parks, recreation, open space and trail systems. We as a City have been fortunate and wise to have purchased and developed many high-quality parks and recreation facilities. Likewise, our understanding of the parks, recreation, open space and trail system in this City has evolved from being a luxury and amenity to encompassing an intrinsic need for the health of the community. It is in this light we will develop our future parks, recreation and open space system.

As we move into the next century, we envision the park and recreation system as a fabric enveloping the City with its multitude of fibers. Our vision for Maitland in the 21st century is to fully integrate the many resources already established and to recognize, preserve and acquire/develop the necessary weaves to complete this fabric. No longer will the parks, recreation facilities, bike trails and sidewalks, and open space/conservation areas be seen as individual entities. Instead, they will be seen as a whole fabric interwoven to protect and foster our City's quality of life. Our pedestrian and bicycle modes of access will become key strands of the fabric, creating critical connections. Our neighborhood, community and specialty parks will compliment and provide substance to this fabric, serving to sustain, enhance and foster our City as we progress into the century.

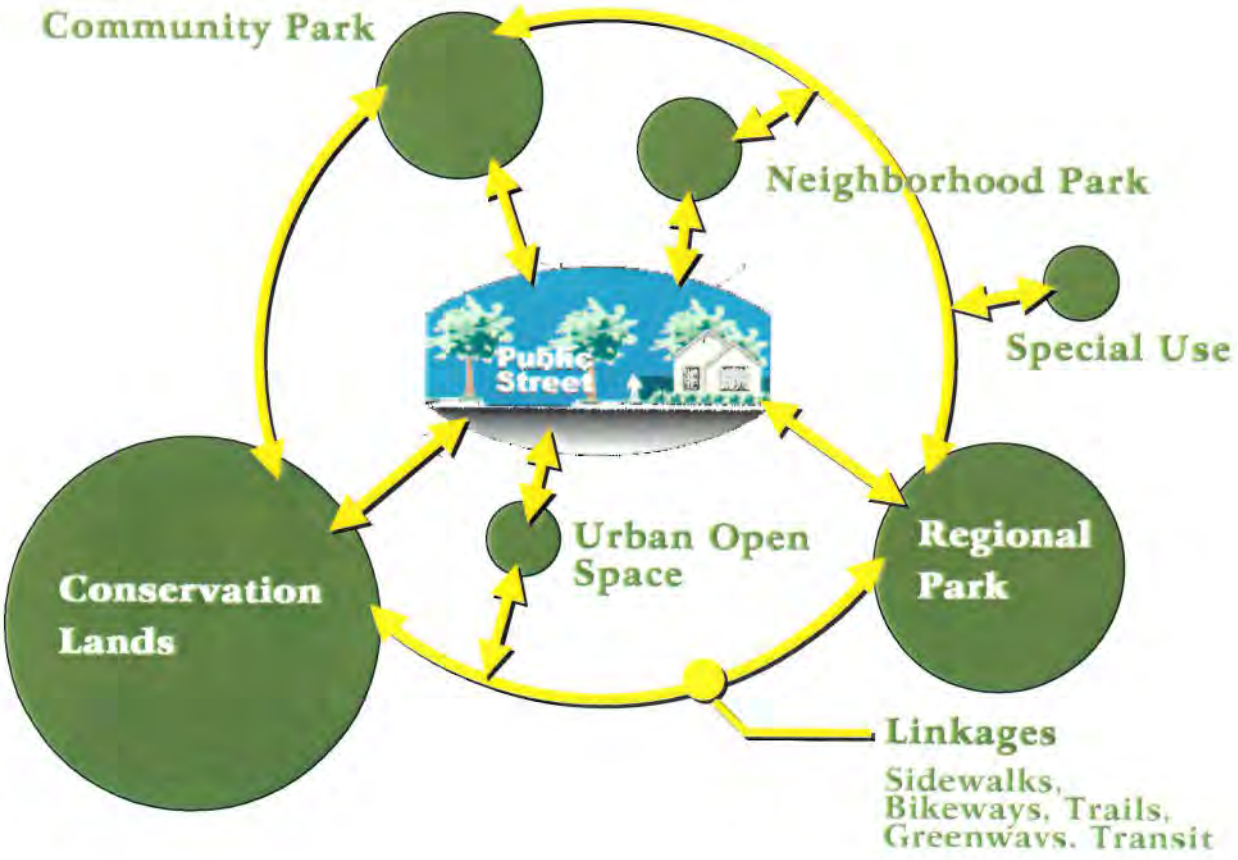
Our plan is to create a park system and recreational programming which will offer facilities for the widest possible range of pursuits, from sport and play to appreciating the arts and enjoying the environment. We will design our system around key principles of building stronger families, encouraging teamwork and sharing, boosting confidence and self-esteem, and providing clean, healthy places for all Maitland residents to enjoy. We shall provide activities around these basic principles. Our parks facilities will demonstrate excellence and innovation in all aspects of its creation: design, construction, maintenance and programming. All these interwoven aspects will be enjoyed and cherished by Maitland residents and visitors. The natural resources and passive areas in our City will be enhanced to educate and encourage stewardship while offering invaluable passive opportunities to enjoy the beauty of our City. We strive to create a green tapestry from the eastern edge of town through the heart of Maitland to the west side of the city, linking land and water while providing a tranquil respite from the noise and bustle of the metropolitan area. To provide a balance in our system, we shall also focus on the history of our parklands, educational programs and the patrons' relationship to nature, ecology, and the values of natural conditions.

Maitland Community Park

1.4 Parks System Model

Our development of a vision and implementation strategy for the Parks and Recreation system begins with an idealized, prototype model based on visions from other communities. The model (Exhibit 1) shows that an ideal system is comprised of a variety of parks, natural lands, urban open spaces and other green space "nodes," linked by a network of greenways, trails, bikeways and other "connectors." The task of this study is to determine what variation of the model is appropriate to meet the specific needs and priorities in Maitland, and to determine the most effective means of implementing the model. In addition to the facilities shown in the model, an ideal system also includes recreation programs, operations and maintenance to meet the community's needs.

Exhibit 1 – Parks System Model



CITY OF MAITLAND

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2. Community Profile

2.0 COMMUNITY PROFILE

2.1 History of the City

The Maitland area was once called Fumecheliga (Musk Mellon Place) by the Seminole Indians. In the late 1830s, the area along the western shore of Lake Maitland served as the resting point between Fort Mellon in Sanford and Fort Gatlin in Orlando for the United States Army. The road currently known as Maitland Avenue was part of the Old Black Bear Trail that ran from Montreal, Canada to St. Petersburg, Florida.

Settlement of the area began with the cessation of the Indian Wars. The area's natural resources, including natural spring water and extensive pine forests, were the main attraction for new residents. The end of the Civil War brought settlers interested in acquiring large tracts of land for citrus plantations. The first deed for property in the city was written in 1873 to George H. Packwood who built a large hall for town meetings and social gatherings. Packwood Hall, since burned down, was located where Maitland's City Hall currently stands. The area was known as a winter resort, attracting fairly famous visitors, who frequented the large hotel, the Park House, built between Park Lake and Lake Catherine.

The big boom for the City coincided with the influx of residents seeking employment in the space industry. Due to the City's location and the relocation of the Martin Marietta Corporation, now known as Lockheed-Martin, the City grew exponentially. In 1959, a new city charter changed the name from Lake Maitland to Maitland. Furthermore, the arrival of Disney, south of Orlando, continued the growth trend for the City of Maitland in the late 1960s and early 1970s.

Spurred by the emerging business and tourist ventures in the heart of Orlando, the City of Maitland continued to prosper and grow. The 1970s brought a tremendous growth in new residential development, as well as the emergence of large office park facilities to the west of Interstate 4. The first office park, the Maitland Center, is considered one of the leading office parks in the southeast United States.

With this continued growth, comes the strong desire by City residents and officials to preserve the character and history that are the foundation of the City's high quality of life. Numerous efforts, such as the City's "Cultural Corridor" adjacent to US 17-92, have been implemented to preserve and enhance the City's existing resources. The corridor encompasses older and historic residences in the Lake Lily-Lake Catherine area and extending through the Central portion of the City. In addition, the City has developed other master plans to create a comprehensive vision for the City's resources including the Stormwater/Lakes Master Plan, Bicycle/Pedestrian Network and the Orlando Avenue Master Plan. These master plans, as well as the Parks and Recreation Master Plan will give residents and local officials a common vocabulary and allow projects to be prioritized for budgeting within the City's Capital Improvements Program.

Historic Waterhouse Residence

Maitland Art Center

2.2 Population and Growth Characteristics

Due to the City's close proximity to the expanding growing metropolitan area of Orlando, the City has seen phenomenal growth in the last few decades. The City's greatest increase in population occurred between 1960 and 1970 when the population doubled from 3,570 to 7,157. From the 1970s, the growth has continued with a small decline in population between 1985 and 1990. The large increase in population for the year 2000 is a result of the annexation of land, primarily west of Interstate 4, into the City. It is projected that the City's population will continue to grow due to the inclusion of the proposed annexation areas west of Interstate 4. If all planning areas are annexed, at least 6,960 people will be added to the population base for the City. The build-out population for the City is projected to be around 15,500 residents.

Exhibit 2 – City of Maitland Population Growth (1970-2010)

YEAR	POPULATION	PERCENT CHANGE
1970	7,157	
1975	8,409	14.9%
1980	8,746	3.9%
1985	9,230	5.2%
1990	8,932	-3.3%
1995	9,825	9.1%
2000	13,076*†	24.9%
2005	14,218*†	8.0%
2010	15,446*†	8.0%

* Estimated population figures, City of Maitland
† Increase in population due to annexation areas

The City now encompasses almost 3,400 acres, with the majority being dedicated for residential purposes (see Exhibit 3, Existing Land Use Map). The City has at least three distinctive zones with regard to land use that are separated by Interstate 4 (I-4) and State Road 17-92 (S.R. 17-92). The portion of the City east of S.R. 17-92, which runs north-south through the City, is predominately single-family residential with the commercial core and high density residential confined to the corridor along S.R. 17-92. The area between I-4 and S.R. 17-92 contains single-family residential situated around the many lakes in the area, with large tracts of vacant land along Maitland Boulevard and a good distribution of parks throughout. The western portion of the City, west of I-4, is markedly different in character with a high density of professional office space along the I-4 corridor. Single family and multi-family residential development is becoming a more prominent land use in this area to support the large number of new jobs being created by the office parks.

Although the City is nearing build-out with residential and commercial uses, recreation and open space are important elements to the City, with over 1,600 acres reserved for these purposes, according to the 1996 Comprehensive Development Plan. Exhibit 4, taken from the Comprehensive Development Plan, provides a breakdown of the City's open space inventory by land use type.

Bikepath at Lake Lily

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Parks and Recreation

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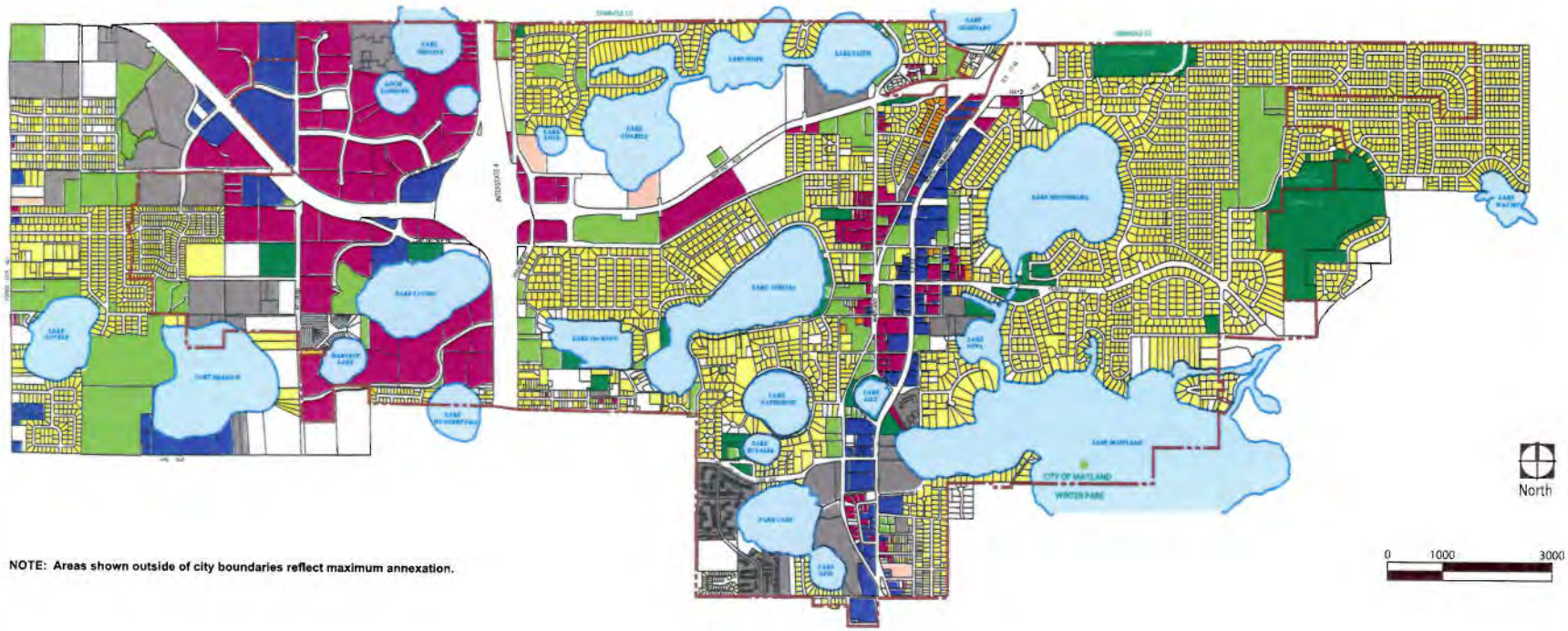
EXHIBIT 3

Existing Land Use Map



NOTE: Areas shown outside of city boundaries reflect maximum annexation.

LEGEND

- Vacant
- Right of Way
- Single Family Residential
- Residential Duplex
- Multi-Family (inc. Tri. & quadplex)
- Institutional (other Res.)
- Public / Semi-Public
- Commercial Retail
- Professional Office
- Parks
- Water Areas
- City Limits

October 2001

SOURCE: City of Maitland Parks and Recreation Department, October 2000.

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Exhibit 4 – 1996 Maitland Public Open Space Inventory

LAND USE CATEGORY	1996 ACRES	% OF LAND WITHIN CITY LIMITS
Water Bodies	600	17.65%
Rights-of-Way	476	14%
Public/Semi-Public	236	7%
Vacant	214	6.29%
Parks	74	2.19%
Agriculture	0	0%
TOTAL	1,601	47%

*Source: City of Maitland Comprehensive Development Plan

The City expects its population to continue to grow through annexation. Of the three distinct zones within the City, west of I-4, between I-4 and 17-92, and east of 17-92, two offer annexation opportunities. The area west of I-4, where the predominate land use is office/commercial and single/multi-family residential, reaches out to Forest City Road. The second area, east of 17-92, along the City's eastern boundary, consists primarily of single family homes. This potential annexation area runs north and northwest of Lake Waumpi. The area between I-4 and 17-92 is reaching build-out and its population is expected to remain fairly constant.

In addition to an increase in population and land area, the City is expecting and already noticing a change in the demographic nature of Maitland. Younger families with children are moving into established single and multi-family neighborhoods, while many seniors and "empty nesters" are moving into condominiums and small units with less maintenance. The median age for the City in 1990 was 39.3 and the Age Composition Table illustrates the high percentage of the population that falls into the 25-44 category. In addition, Maitland residents have been, and continue to be, a fairly wealthy population with the highest percentage of household incomes falling in the greater than $50,000 category and an average income of $54,000. In comparison, the counties that comprise the Orlando Metropolitan Statistical Area, which includes Lake, Orange, Osceola and Seminole Counties, have average incomes much lower than the City of Maitland. The average income for these counties are: Lake County - $28,300, Orange County - $34,600, Osceola County - $31,000, and Seminole County - $41,400. For a City with a fairly high household income, the City's millage rate of 3.4 is comparably the lowest to surrounding municipalities.

Exhibit 5 – City of Maitland Age Composition (2000)

AGE	POPULATION	%OF POPULATION
Under 5	714	5.9%
5-14	1,825	15.2%
15-19	738	6.1%
20-24	412	3.4%
25-44	3,498	29.1%
45-64	2,883	23.9%
65+	1,949	16.2%

Source: U.S. Census Bureau, Census 2000

Exhibit 6 – City of Maitland Household Income (1990)

INCOME	PERCENT OF POPULATION
Less than $15K	14.70%
$15,000-$24,999	11.76%
$25,000-$34,999	13.66%
$35,000-$49,999	16.60%
$50,000 +	43.28%
Average Income	$54,007
Median Income	$42,028

Source: University of Florida, Bureau of Business and Economic Research
Note: 2000 census data was not available at the time of this study.

2.3 Existing Parks and Recreation System

The City of Maitland Parks and Recreation Department consists of the Divisions of Athletic Services, Youth Program Services, Seniors Services, and Parks Facilities. The City also has a nine (9) member Parks and Recreation Advisory Board that assists the City Council with the planning of parks and recreation facilities and related programs. Specifically, the mission of the Parks and Recreation Advisory Board states that the Board will "develop and review plans to meet the present and future parks, recreation, leisure activities and conservation needs of the City and shall recommend to the City Council programs, facility requirements, parks utilization, beautification proposals and similar recommendations to provide the City with a continually updated parks, recreation, leisure activities, and conservation programs."

The mission of the Department is to provide a high quality parks and recreation system with diverse facilities that meet the various recreational needs of Maitland residents. One of the tools the City uses to map out its vision for the parks and recreation system is the Comprehensive Development Plan. The Recreation and Open Space Element of the Comprehensive Development Plan includes ten (10) objectives that summarize the City's commitment to providing a high quality parks and recreation system, with facilities and open space equitably distributed.

Recreation and Open Space Objectives

Objective 1 Provide and maintain an adequate inventory of land, equitably distributed, to meet public recreation space needs.

Objective 2 Ensure provision of recreation facilities specifically suited to Maitland.

Objective 3 Make best use of all existing recreation sites and facilities to ensure efficient and effective service delivery to all citizens.

Objective 4 Make all recreation sites as accessible as possible to all citizens (includes Quality Neighborhood Programs and national universal accessibility requirements).

Objective 5 Improve waterfront access for all citizens through site improvements at existing parks and recreation properties and careful preservation of existing opportunities, consistent with the Conservation Element.

Objective 6 Increase public awareness of leisure opportunities and continually provide information to the citizens of Maitland.

Objective 7 Actively seek new funding sources, including fees and charges, to augment General Fund sources and improve leisure services.

Objective 8 Adopt and maintain a Recreation and Open Space Capital Improvements Program consistent with the overall capital improvements programs.

Objective 9 Establish and preserve an appropriate open space system to protect public health, safety and welfare and ensure retention of aesthetic and environmental amenities.

Objective 10 Improve coordination with all levels of government, non-profit and private sector providers, to increase citizen leisure opportunities.

CITY OF MAITLAND

Parks and Recreation

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EXHIBIT 7

Existing System Map

COMMUNITY PARKS

1. MAITLAND COMMUNITY PARK* 1400 Mayo Ave.

NEIGHBORHOOD PARKS

2. LAKE SYBELIA POINT PARK 1320 North Lake Sybelia
3. MINNEHAHA PARK 1011 East Horatio Ave.
4. HILL RECREATION CENTER 901 Hillcrest Ave.
5. LAKE LILY PARK Lake Lily Drive
6. BELLAMY PARK 789 Kentucky Ave.

MINI-PARKS

7. HAMLET PARK Hamlet Drive
8. HILL (PASSIVE) PARK Greenwood Road

SPECIAL USE PARKS

9. JIM HOUSER / COVERED BRIDGE PARK 700 Old Horatio Ave.
10. MAITLAND BALLFIELD COMPLEX 361 North Keller Road
11. LAKE DESTINY SOCCER FIELD 345 North Lake Destiny Road
12. KINGS ROW PARK 1895 Adams Drive
13. QUINN STRONG PARK 345 South Maitland Ave.
14. FORT MAITLAND PARK 900 South Orlando Ave.
15. LAKE SYBELIA BEACH 290 Jackson St.

SCHOOL PARKS

16. MAITLAND MIDDLE SCHOOL
17. DOMMERICH ELEMENTARY SCHOOL
18. LAKE SYBELIA ELEMENTARY SCHOOL

UNDEVELOPED PARKS

19. THURSTON HOUSE / O'HEIR PROPERTY

NATURAL RESOURCE AREAS

20. WILDERNESS PARK Thistle Lane
21. LAKE LUCIEN Southhall Lane
22. DRIESEN PROPERTY NATURAL RESOURCE
23. MAITLAND FOREST CONSERVATION AREA

LEGEND

- (3) Existing Park or Facility
- City Limits
- Waterfront Access
- Boat Ramp Access

* PARKS WITH A COMMUNITY BUILDING OR MEETING FACILITY

SOURCE City of Maitland Parks and Recreation Dept. 10 / 2000

October 2001

The City has also established a Level of Service guideline for its neighborhood and community parks to ensure adequate provision of parkland for current and future residents. The standard includes a requirement of 2.5 acres per thousand residents for neighborhood and community parks, as well as a 40% standard for open space. Although the City currently has an adequate amount of parkland to meet population requirements based on Level of Service, it has been noted that this parkland is not equitably distributed, especially with the addition of more land to the City's western boundary. In addition, the current amount of parkland is not adequate to keep up with new population growth. If no new parkland is acquired, the City would be deficient in parkland by the year 2010. The City also has standards based on population for the provision of recreation facilities. The analysis of the City's current system in relation to these standards will be discussed in the needs assessment section of the master plan.

Among the City's natural resources, its lakes are its most notable resource. The City identifies the lakes as important recreation and aesthetic amenities for residents in the Conservation Element of the Comprehensive Development Plan (Objective 5). This objective also identifies the need to improve water quality of the City's lakes. The Comprehensive Development Plan also notes the sensitivity of certain soils in the area to erosion, especially areas with steep slopes such as lake shorelines (Conservation Element, Objective 3). While preserving and enhancing its water resources, the City of Maitland also acknowledges the need to protect natural vegetative communities to provide wildlife habitat, regulate climate, provide recreation and aesthetic amenities, and maintain the balance of natural systems (Conservation Element, Objective 14). To meet these objectives, protection of the City's natural resources is a high priority for identifying new park sites. In addition, natural resource management is a vital part of the City's program for maintaining its existing park sites.

Today, the City of Maitland has one (1) Community Park, five (5) Neighborhood Parks, two (2) Mini-Parks, four (4) Natural Resource Areas, three (3) School Parks, and seven (7) Special Use Parks available to the public (see Exhibit 7, Existing Parks System Map). The City has one park that is undeveloped. The City is also seeking to acquire 13.6 acres of undeveloped land adjacent to Park Lake. The park would serve the southwest portion of the City as a natural area and would supplement the City's passive recreation and environmental education opportunities.

In addition to facilities provided by the City, other agencies maintain facilities throughout the region that increase the amount of recreation opportunities available to City residents. These sites include facilities provided by surrounding municipalities such as the City of Winter Park and Altamonte Springs, as well as Orange County. Other private facilities include those provided by planned unit developments, the RDV Sports Complex, Jewish Community Center, the YMCA, and other area religious institutions. Youth sports leagues also play a role in the provision of recreation opportunities for City residents.

Playground at Community Park

Lake Lily

This past year, FY 2000, brought an increase in the City's parks and recreation system with the approval of the Community/School Landscape and Recreation Improvement Agreement with the Orange County School Board that allows the City to improve all three (3) local schools. Plans call for improvements of the athletic fields at Lake Sybelia and Dommerich Elementary Schools and Maitland Middle School, as well as adding play apparatus to Dommerich Elementary and Lake Sybelia Elementary. Perimeter landscape improvements are also planned for all three (3) schools.

The City is in the process of developing four (4) bicycle/pedestrian facilities that will total over 10 miles. These facilities are being developed in conjunction with the Florida Department of Transportation and will serve the City by connecting numerous public facilities, parks and schools. The Bicycle/Pedestrian Master Plan was developed with the intention of improving residents' ability to move safely about the City via alternative transportation, as well as enhancing the existing recreation opportunities provided by the City's park system (see Exhibit 8, Bicycle/Pedestrian Master Plan).

Funding for the parks and recreation system comes from the City's general fund and trust fund and recreation program fees. Fees are collected for youth programs, senior programs, athletic programs, tennis courts, picnic pavilions and boating facilities. The City currently differentiates fees based on resident and non-resident status. The City's parks and recreation facilities and programs receive considerable usage from non-residents due to the City's central location and high quality of facilities.

Playground at Lake Lily

2.4 Community Profile Summary

The City of Maitland is a highly desirable place to live. The City has made great strides in creating a "liveable" community through initiatives such as park land acquisition and development, the development of a pedestrian-bicycle system, the creation of the Cultural Corridor, and school/park partnerships. It appears that City staff, elected officials and residents are committed to maintaining and enhancing the City's high quality of life.

Based on the Community Profile, it appears that the City's population is nearing build-out with little land left for new development. The majority of new development, primarily being office and residential land uses, will occur in the western portion of the City with the proposed annexation of land. New park facilities and programming will need to address the addition of land in this area. In addition, it appears that the City's population is becoming younger demographically with more families moving into the City. Programming and facilities for youth sports and family activities will continue to become a higher priority for the City's parks and recreation system into the future. Although the City's population may be getting younger, Maitland still has a large senior population, indicating that a broad range of programs, parks and other public facilities are important components of the parks and recreation system.

In summary, the City's major challenge is to continue preserving and enhancing its high quality of life while still meeting the increasing needs and demands of residents. This challenge will continue to manifest itself within the City's parks system through the demand to build active recreation facilities in natural or passive recreation areas; increasing use of existing parks, and increased participation in recreation programs; increased demand for a higher level of services and maintenance; and the need for alternative modes of transportation such as bicycle/pedestrian facilities. The key to meeting these challenges is to identify cost-effective solutions, including partnerships with other agencies, that meet residents' needs without compromising the integrity of the City's Parks System.

Playing at Lake Lily

Maitland Garden Club

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3. Needs and Priorities Assessment

3.0 NEEDS AND PRIORITIES ASSESSMENT

3.1 Overview

A number of assessment techniques were used to determine Maitland residents' needs and priorities for various types of parks and recreation facilities and programs. Since needs assessment is not an exact science, and the purpose of an assessment is to identify dominant, recurring themes throughout the community, both analytical and anecdotal techniques were utilized. These included:

Analytical Techniques

- Service Area Analysis
- Level of Service Analysis – Population
- Level of Service Analysis – Facilities

Anecdotal Techniques

- Focus Group Meetings
- Telephone Survey
- Mail Survey
- Parks Visits
- Public Meetings and Workshops

Following is a discussion regarding the findings and conclusions from each technique.

3.2 Service Area Analysis

The Service Area Analysis determines "how far" residents have to walk, bike or drive to neighborhood and community parks and identifies potential service voids. The approximate geographic areas served by neighborhood parks and community park facilities were reviewed using the service area radii adopted by the National Parks and Recreation Association (NRPA).

According to the NRPA guidelines, and the guidelines adopted by the City of Maitland, there should be a neighborhood park within a ½ mile distance, considered easy walking distance, of every resident. According to NRPA, a neighborhood park is defined as:

> The recreational and social focus of a neighborhood with active and passive recreation activities geared specifically for those living within the service area. The site should be easily accessible by way of interconnecting trails, sidewalks or low-volume residential streets. Generally, neighborhood parks are five (5) to ten (10) acres in size and include facilities such as playground equipment, benches/picnic tables/shelters and open space.

In addition, there should be a community park facility within three (3) miles, considered easy driving distance, of every resident. According to NRPA, a community park is defined as:

> The focus is on meeting community recreation needs, as well as preserving unique landscapes and open spaces. The quality and suitability of the site determine the location. These parks are generally

between 20 and 50 acres in size, and by NRPA standards serve two (2) or more neighborhoods and a ½ to 3-mile distance. Community parks provide a balance of active and passive recreation opportunities including play structures, tennis courts, game courts, multi-purpose play fields and open space, skating area, swimming beaches or pools, facilities for cultural activities such as concerts and performances, picnic areas, internal trails, and natural study areas.

While radii are often used in the analysis of ½ and 3-mile distances, these are unrealistic in that residents never have straight-line travel to a park. Walkers, joggers and car drivers must travel the established system of roads and sidewalks. For instance, in Maitland, Interstate 4 and U.S. 17-92 run north-south through the City. Both of these major roadways restrict or impede east-west pedestrian and bicycle movement. As a result, the service areas actually become smaller as distances are measured along the roads and sidewalks.

To generally identify potential deficient areas for neighborhood and community parks, a ½ and 3-mile service area, respectively, were applied to the City's current and proposed geographic area (see Exhibit 9, ½-mile Service Area Analysis, and Exhibit 10, Community Park Services Area Analysis Map).

The following is a summary of the analysis:

- Maitland Community Park serves the majority of the City for community park facilities, except the area to the west of Interstate 4.

- Not every resident has access to a Neighborhood Park within walking distance (1/2 mile) of home (Exhibit 9). Significant residential areas that are deficient include the area west of I-4, the south central portion of the city, the Kings Row area, and the area north of Maitland Boulevard.

- The area east of Lake Minnehaha is served by the school parks, which are currently being retrofitted by the City. The City has entered into a joint-use agreement with the school board to renovate the facilities and for maintenance and scheduling of the school parks during non-school hours.

- The City's Comprehensive Development Plan also identifies a need for a conveniently located neighborhood park on the south side of the City, including the Park Lake and south Lake Maitland areas. Neighborhood parks are also needed in the northern sections of the city.

Conclusions

Based on the Service Area Analysis, it appears that the City needs to develop additional neighborhood parks in the western, northern and the south central areas of the City and a community park in either the central or western area of the city in order to provide adequate park areas to residents.

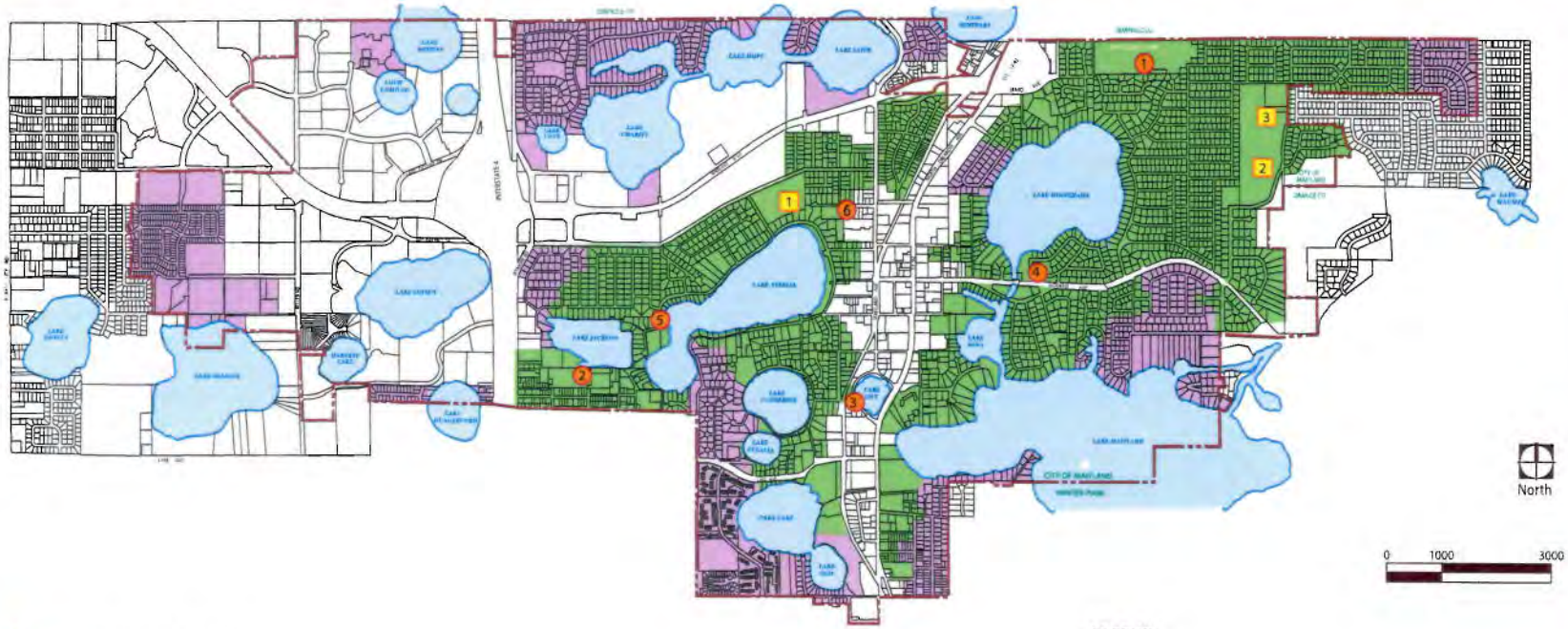
CITY OF MAITLAND

Parks and Recreation

MASTER PLAN

EXHIBIT 9

1/2 Mile Service Area Analysis
(walking routes)



LEGEND

Residential neighborhoods within 1/2 mile Service Area

Residential neighborhoods outside 1/2 mile Service Area

City Limits

PARKS PROVIDING 1/2 MILE SERVICE AREA

1. **MAITLAND COMMUNITY PARK**
   1400 Mayo Ave.
   - Recreation Building
   - Multipurpose Field
   - 2 Lighted Tennis Courts
   - 1 Tennis Recreational Courts
   - Jogging Trail
   - Baseball
   - Picnic Pavilions
   - Playground
   - Pickup
   - Unlimited Sand Lands
   - Landscape
   - 1 Lighted Basketball Courts
2. **BELLAMY PARK**
   789 Kentucky Ave.
   - Playground
   - Picnic Pavilion
   - Grills, Picnic Tables
   - Lighted Basketball Courts
   - Boulevard
3. **LAKE LILY PARK**
   Lake Lily Drive
   - Gazebo
   - Picnic Tables
   - Playground
4. **MINNEHAHA PARK**
   1011 East Horatio Ave.
   - 4 Lighted Tennis Courts
   - Playground
   - Picnic Tables
5. **LAKE SYBELIA POINT PARK**
   1320 North Lake Sybelia
   - Grills, Picnic Tables
   - Picnic Pavilion
   - Parking Bar
   - Playground
   - Pavilions
6. **HILL RECREATION CENTER**
   801 Hillcrest Ave.
   - 2 Tennis Courts
   - 2 Basketball Courts
   - Picnic Tables
   - Pavilions
   - Open Field

EXISTING SCHOOL PARKS

1. **LAKE SYBELIA ELEMENTARY SCHOOL**
   - Playground
   - Baseball Lighted
   - Basketball
   - Multipurpose Field
   - Picnic Tables
2. **DOMMERICH ELEMENTARY SCHOOL**
   - Playground
   - Picnic Tables
   - Baseball Lighted
   - Basketball
   - Multipurpose Field
3. **MAITLAND MIDDLE SCHOOL**
   - Baseball Lighted
   - Basketball
   - Lights
   - Track

SOURCE: City of Maitland Parks and Recreation Department, October 2001

October 2001

GUSTAVO IBARRA
KARCHER
ANGLIN
LOPEZ
RINEHART

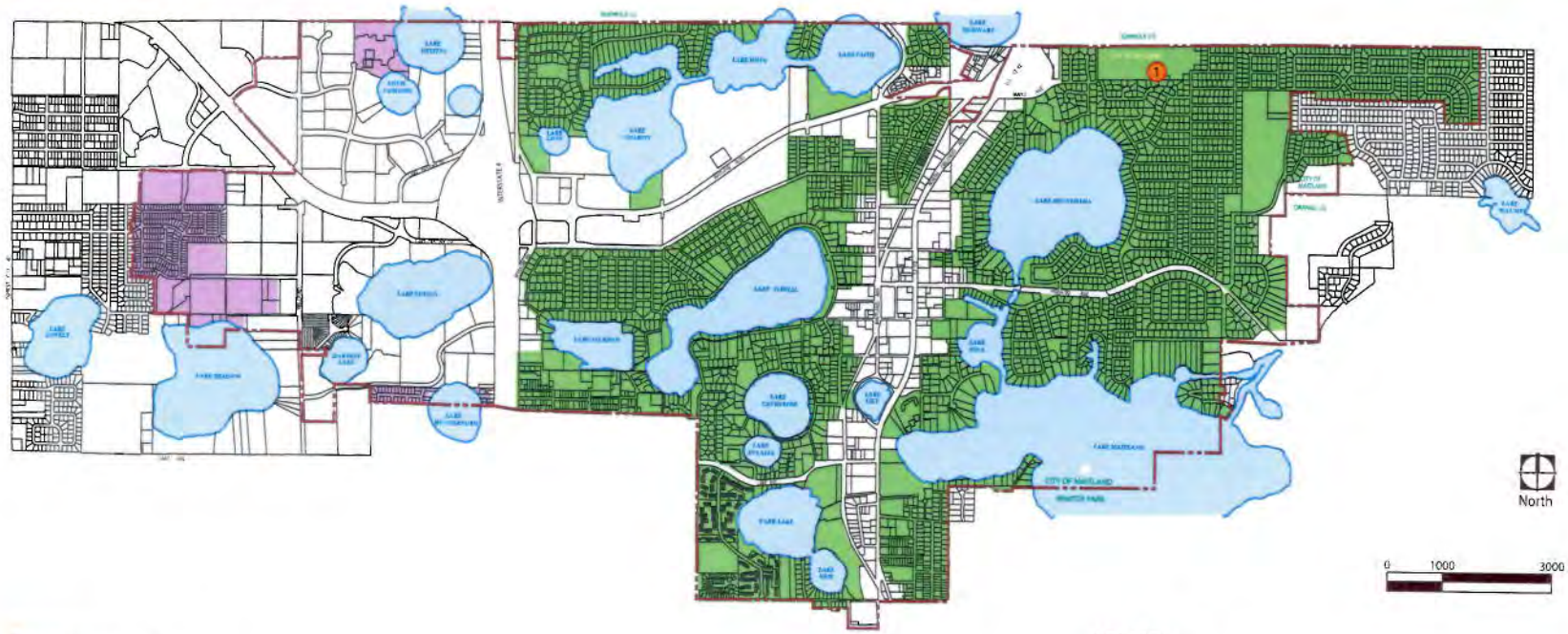
CITY OF MAITLAND

Parks and Recreation

MASTER PLAN

EXHIBIT 10

Community Park Service Area Analysis
(driving routes)



EXISTING COMMUNITY PARK

1. MAITLAND COMMUNITY PARK
1400 Mayo Ave.

LEGEND

Residential neighborhoods within 3 mile Service Area

Residential neighborhoods outside 3 mile Service Area

City Limits

SOURCE: City of Maitland Parks and Recreation Department, October 2001

October 2001

3.3 Level of Service Analysis – Population

Level of Service (LOS) estimates the minimum amount of park acreage needed to support the population or the minimum number of actual facilities needed to support the population. The LOS for population is discussed here. LOS for facility types is discussed in the next section.

There are no accepted standards for a LOS based on population; many communities simply base it on their current inventory of park land. The City of Maitland's LOS is defined in the Comprehensive Development Plan and establishes an objective of providing a minimum of 2.5 acres each of community and neighborhood park land per 1,000 residents, for a total of five (5) acres of park land per 1,000 residents. By comparison, the City of Winter Park uses a LOS of five (5) acres / 1,000 residents while providing approximately 263 acres of park land; and the City of Altamonte Springs uses a LOS of 3.3 acres / 1,000 residents.

Based on the City of Maitland's LOS, and the current inventory of approximately 49 acres of community and neighborhood park land (excluding undeveloped lands, special use facilities, natural areas, or school parks), the City has a "deficit" of two (2) acres of neighborhood parkland and a "surplus" of one (1) acre of community parkland. Maitland Community Park is the only park that meets community park standards. Although the City currently has nearly an adequate amount of parkland to meet population requirements, it has been noted that this land is not equitably distributed, especially with the annexation of land to the City's western boundary.

If no new parkland was acquired and/or developed, the City would have a deficit of 29 acres of parkland by the year 2010, considering the projected population of 15,446 residents with the potential annexation(s). This deficiency includes sixteen (16) acres of neighborhood parkland and thirteen (13) acres of community parkland. Exhibit 11 summarizes the LOS analysis for the City's current and future parks system.

Exhibit 11 – Level of Service Analysis - Population

Year	Population (**)	Current Neighborhood Park Acreage	Future Neighborhood Park Acres*	Surplus (Deficit)		Current Community Park Acreage	Future Community Park Acres*	Surplus (Deficit)
2000	10,053	23	25	(2)		26	25	1
2002	12,019	23	25	(5)		26	30	(4)
2005	14,218	23	36	(13)		26	36	(10)
2010	15,446	23	39	(16)		26	39	(13)

* Based on City of Maitland Comprehensive Development Plan, Neighborhood Park Guideline - 2.5 acres/1,000 people, includes only parks designated as neighborhood parks

* Based on City of Maitland Comprehensive Development Plan, Community Park Guideline - 2.5 acres/1,000 people, only includes Maitland Community Park

** Source: U.S. Census Bureau, Census 2000.

The City has also established a LOS guideline for open space, with 40% of the City's land being dedicated for open space. If water bodies are included in the open space analysis, the City has 47% of its land in open space in 1996, according to the Comprehensive Development Plan. However, waterbodies make up a large amount of the City's open space and due to their limited public access, the actual dry land area contributing to open space is closer to 29%, or less than 1/3 of the City, indicating a current deficiency in open space according to the adopted standard (see Exhibit 12, City of Maitland Public Open Space Inventory – 1991 & 1996).

The addition of public access to the City's lakes would assist in reducing the current and future open space deficiency. The City's Comprehensive Development Plan also indicates the need to develop additional public landscaping, link open space areas and maintain existing areas, as a way to meet the current and future open space deficiencies.

Exhibit 12 – City of Maitland Public Open Space Inventory (1991 & 1996)*

Land Use Category	1991 Acres of Land	1996 Acres of Land	% of Land Within City
Water Bodies	600	600	18%
Right-of-Way	462	476	14%
Public/Semi-public	172	236	7%
Vacant/Undeveloped	301	214	6%
Parks	73	74	2%
Agriculture	7	0	0
Total	**1,581**	**1,601**	**47%**

*Source: City of Maitland Comprehensive Development Plan

Conclusions

Based on population projections, the City will need to acquire approximately 29 additional acres of combined neighborhood and community park land in order to maintain the desired LOS through the year 2010. Specifically, the City will need 13 acres of community parkland and 16 acres of neighborhood parklands.

3.4 Level of Service Analysis - Facilities

Another Level of Service (LOS) analysis technique involves the use of State of Florida guidelines to determine recreation facilities needs based on the population. In this comparison, the existing inventory of the City's recreation facilities, including those owned and operated by the Orange County School Board, were compared to the guidelines provided in the State of Florida Comprehensive Outdoor Recreation Plan, 1994 (SCORP).

SCORP specifies the number of various park and recreation facilities necessary to serve a given population. The following tables (Exhibit 13 - Population Guidelines for User-Oriented Recreation (1999 Population) and Exhibit 14 - Population Guidelines for User-Oriented Recreation (2010 Population) illustrate the recreation needs for the City based on current and future population and the state recreation guidelines, respectively.

Conclusions

Including School Board facilities, Maitland generally has sufficient recreation facilities to meet residents' needs through the year 2010. Exceptions include a municipal swimming pool, a volleyball court, jogging/hiking trails and a boat ramp.

The need for a swimming pool is debatable. It is estimated that a majority of residents have backyard pools, and large competition/exercise pools are provided by the privately owned Jewish Community Center and the RDV Sports Complex.

Before deciding to build its own municipal aquatics complex, the City should evaluate opportunities to partner with other community organizations, such as the Jewish Community Center and the RDV Sports Complex, to meet residents' aquatic recreation needs.

Girls Practice at Lake Destiny Soccer Field

Tennis Courts at Hill Recreation Center Park

Exhibit 13 – Population Guidelines for User-Oriented Recreation (1999 Population)

1999 City Population: 10,053*

Activity	Population Served	No. Needed Facilities	Currently Provided by City (Parks)	Surplus / Deficit with Park Fac.**	Provided by Schools†	Surplus / Deficit with School Fac.†
Tennis (court)	2,000	5	10	5	1	6
Baseball/Softball (field)	3,000	3	3	0	8	8
Soccer/Football (field)	5,000	2	1	-1	1	0
Handball/Racquetball (court)	5,000	2	4	2	0	2
Basketball (court)	5,000	2	3	1	2	3
Swimming (pool)	20,000	1	0	-1	0	-1
Volleyball (court)	6,000	2	1	-1	0	-1
Jogging/Hiking (trail)	5,000	2	1	-1	0	-1
Play Area	1,500	7	8	1	2	3
Rec Center (Senior & Comm Park)	20,000	1	2	1	0	1
Boat Ramp	7,500	1	1	0	0	0

* 1999 Population (Source: City of Maitland Community Development)

** Based on median population guidelines (Source: Level of Service Guidelines – Florida State Comprehensive Outdoor Recreation Plan, 1994)

† Joint use agreement with Orange County School Board subject to termination by City or School Board thus making facilities unavailable for public use as a School Park

Exhibit 14 – Population Guidelines for User-Oriented Recreation (2010 Population)

2010 City Population: 15,446*

Activity	Population Served	No. Needed Facilities	Currently Provided by City (Parks)	Surplus / Deficit with Park Fac.**	Provided by Schools†	Surplus / Deficit with School Fac.†
Tennis (court)	2,000	8	10	2	1	3
Baseball/Softball (field)	3,000	5	3	-2	8	6
Soccer/Football (field)	5,000	3	1	-2	1	-1
Handball/Racquetball (court)	5,000	3	4	1	0	1
Basketball (court)	5,000	3	3	0	2	2
Swimming (pool)	20,000	1	0	-1	0	-1
Volleyball (court)	6,000	3	1	-2	0	-2
Jogging/Hiking (trail)	5,000	3	1	-2	0	-2
Play Area	1,500	10	8	-2	2	0
Rec Center (Senior & Comm Park)	20,000	1	2	1	0	1
Boat Ramp	7,500	2	1	-1	0	-1

* 2010 Population (Source: City of Maitland Community Development)

** Based on median population guidelines (Source: Level of Service Guidelines – Florida State Comprehensive Outdoor Recreation Plan, 1994)

† Joint use agreement with Orange County School Board subject to termination by City or School Board, thus making facilities unavailable for public use as a School Park

3.5 Focus Group Meetings

Focus group meetings were held on June 13 and 14, 2000 to gather input from specific age/demographic groups regarding parks and recreation needs. The focus groups included families, seniors, teens and parks and recreation staff.

Participants were given a brief overview of the Master Planning process and asked to develop responses to a series of discussion topics concerning the City's recreation system. Topics included:

- What is special about living in Maitland?
- What parks, recreation facilities and/or programs do you currently use the most?
- What types of parks, recreation facilities and/or programs do you wish were available in Maitland?
- Do you have adequate:
    - Mini parks?
    - Small neighborhood parks?
    - Large community parks?
    - Sports complexes, aquatic centers and/or other special purpose facilities?
    - Bikeways, sidewalks and trails?
    - Lake access (including boat ramps)?
    - Natural areas?
- Of those listed above, which are most important to you?
- Would you be willing to pay additional taxes or user fees for these?

Following is a summary of their responses; detailed notes are included in Appendix B.

Families Focus Group Summary

Parents in the Families Focus Group felt that the greatest needs in the community were for:

- Tot lots
- Practice fields
- New sports field
- Restructured after-school program at Dommerich Elementary
- Infrastructure at school fields (including restrooms)
- Cultural amenities in parks

Children's responses included:

- Wall ball
- Basketball
- Nature walk
- Habitat for wildlife watching

Other, lower priority needs mentioned in the Families Group included:

- Better maintenance of canals/lakes
- More access to lakes
- Drinking fountains
- Water play
- Olympic size pool for laps
- Trash receptacles
- Aesthetic improvements
- Parking at Dommerich Elementary
- Parking/traffic planning at Lake Destiny
- Bathrooms at Minnehaha Park
- Summer programs
- Improvements to roads/walks
- Comfortable benches in the shade
- More safety enforcement (more patrols)
- Handicap accessibility
- Gymnasium
- Rock climbing wall (indoors)

In response to the last discussion topic, regarding the group's willingness to pay additional taxes or user fees for improved parks and recreation facilities and programs, the group responded:

- Willing to pay fees
- Support higher non-resident fees
- Willing to pay more in taxes
- Not willing to pay more through sales taxes
- Support more contributions/fund raising programs

Seniors Focus Group Summary

The Seniors Focus Group indicated that their top priorities include:

- Program for senior issues (speakers resource center)
- Transportation to facilities and for special events/programs
- Improve school fields
- More event facilities

Other, lower priority needs included:

- Assistant director for senior center
- Expand "Quest" program
- Partnering with council on aging
- Maintenance issues at all parks
- Need larger cemetery
- Spanish and computer classes

In response to the last discussion topic, regarding the group's willingness to pay additional taxes or user fees for improved parks and recreation facilities and programs, the group responded:

- Willing to pay higher user fees
- Willing to pay membership fees
- Not willing to pay more in property taxes or sales taxes

Teens Focus Group Summary

The Teen Focus Group indicated that their top priorities include:

- Skateboard park/Roller hockey rink
- Swimming pool
- Water play park without the pool
- Things to do on Saturdays besides sports
- Gymnasium to play basketball when it rains
- Nature walks/hikes

Other, lower priority needs mentioned in the Teen Group included:

- Wall ball courts
- Golf lessons
- More fishing activities at Lake Lily
- Bike races
- More big playgrounds

The issue of user fees and funding was not seriously discussed since all the teens were more than willing to volunteer their parents to pay more for activities.

Staff Focus Group Summary

In addition to the discussion topics used in the other focus groups, City staff was also asked to discuss patterns of use, operations of facilities and programs, security issues and staffing needs.

Staff's top priority needs include:

- Practice fields
- New facility for youth programming (after-school, summer camps)
- Wider variety of programs
- Game fields (soccer, girls softball)

Other, lower priority needs included:

- Staffing for events/programs/security
- Another recreation center
- Skate Park
- Family programming
- Consistent program for fees
- Swimming pool (lessons, aerobics)
- Tennis/basketball courts
- Gymnasium
- Civic center

Additional staff is needed for:

- Special events
- After school programs
- Transportation assistance
- Part-time security

Regarding user fees, staff stated that:

- They've received no complaints regarding current fees
- Non-residents are needed to make programs "work"

Conclusions

Based on the focus group meetings with families, seniors, teens and staff, top priority needs in the community include:

Facilities:

- Tot lots and playgrounds
- Practice fields
- Wall ball
- Basketball
- Nature walk/hiking trails
- Habitat for wildlife watching
- Improved school fields w/support facilities
- More event facilities
- Gymnasium
- New facility for youth programming (after-school, weekends, summer camps)
- Skateboard park / roller hockey rink
- Swimming pool
- Water play park

Programs:

- Restructured after-school programs, e.g. at Dommerich Elementary
- Program for senior issues (speakers resource center)
- Transportation to facilities and for special events/programs
- Wider variety of programs (non-sports) including programs on the weekends
- Special events

Staffing:

- Special events
- After school programs
- Transportation assistance
- Part-time security

Regarding funding, all groups indicated a willingness to pay user fees, but the seniors group was opposed to paying additional taxes.

Boardwalk at Lake Sybelia Point Park

3.6 Telephone Survey

A telephone survey was conducted by Datatron, Inc., in July 2000 to further define residents' needs and priorities. Participants were asked to rank the need for a variety of recreation programs and facilities using a scale of extreme need (2 points), moderate need (1 point), and not needed or no opinion (0 points). A total of 302 responses were collected. The survey instrument and raw data tables are included as Appendix C.

Conclusions

Following are the highest priority needs identified through the telephone survey:

Programs:

- Programs for the disabled
- Teen programs (i.e. evening events/places to gather)
- Pre-teen programs (camps, after-school activities)
- Cultural arts program
- Sports programs
- Educational classes

Teen sports leagues and teen and senior educational classes also received high rankings from several of the demographic groups.

Facilities:

- Indoor recreational facilities
- Playgrounds
- Softball/baseball fields

Other high priority facility needs include walking paths and trails, and skating/ skateboarding paths and facilities, shore fishing areas, bicycling paths and soccer fields.

Service Areas:

Although responses varied by park type, it was generally noted that a park should be located within a mile of every resident for easy walking and bicycling access.

Funding:

The telephone survey indicated that a majority of residents would support higher user fees, while there is less support for additional taxes. Residents indicated that their priorities for future parks and recreation expenditures are (in order of priority):

- Improved maintenance of existing facilities
- Upgrading existing facilities and/or building new facilities
- Developing new neighborhood parks.

Support for Parks and Recreation:

The survey indicated that almost 70% of Maitland residents believe that parks and open space are very, or somewhat, important to their overall quality of life.

3.7 Mail Survey

The City of Maitland distributed a modified version of the telephone survey questionnaire to City residents via their July 2000 monthly water bill. Residents were asked to complete the survey and return it to the Parks and Recreation Department. A total of 400 surveys were returned and tabulated. The survey data is included in Appendix D.

Conclusions

Following are the highest priority needs identified through the mail survey:

Programs:

- Pre-teen sports programs
- Teen programs (i.e. evening events/places to gather)
- Teen sports programs

Facilities:

- Bicycling paths
- Walking paths/trails
- Natural areas/nature centers

Other high priority facility needs included playgrounds and multi-use open space (free play) areas.

Service Areas:

Most respondents indicated that a Neighborhood Park should be located within a mile of every resident, while a Community Park should be located within three (3) miles.

Funding:

The mail survey indicated that a majority of residents would support higher user fees. Residents indicated that their priorities for future parks and recreation expenditures are (in order of priority):

- Additional bicycle/pedestrian facilities
- Developing new neighborhood parks
- Upgrading existing facilities

Support for Parks and Recreation:

The survey indicated that almost 90% of Maitland residents believe that parks and open space are very, or somewhat, important to their overall quality of life.

3.8 Park Visits

Glatting Jackson staff visited all of the City's parks and recreation facilities during the month of June, 2000 to observe existing use and conditions. Field notes were taken to record the condition and number of facilities, level of amenities such as bike racks and restrooms, connection of sidewalk facilities, and general comments on potential improvements. Photographs were also taken at each site. Following is a summary of needs based on the visits:

- Lake Lily serves as a great focal point in the community and meets a good portion of the urban open space needs.
- Maitland Community Park is an easily accessible, well-designed and maintained community facility. However, the multi-purpose building does not seem to be used to its maximum capacity.
- Several of the parks could be retrofitted with minimal facilities to meet neighborhood park standards and potentially increase use (i.e. tot lots/playgrounds, benches, picnic tables).
- Overall, there is insufficient wayfinding signage to direct residents and visitors to park facilities.
- The majority of recreation facilities in the parks are in good repair.
- There seem to be several existing park properties with potential to provide additional lake access.
- Several of the parks have adjacent vacant land that might be considered for purchase to expand existing parks.
- Stormwater facilities could be designed and used for multiple purposes (i.e. dry retention ponds as peewee soccer practice fields).

Conclusions

The City's existing parks system meets a variety of recreational and social needs for residents through both facilities and programs. There is great potential to improve the existing system to provide even greater benefits to City residents, primarily through upgrading and/or developing existing parks and open spaces throughout the City. There is also an opportunity to increase the visibility and use of the existing system through "wayfinding" signs and graphics.

Basketball Courts at Bellamy Park

Maitland Ballfield Complex

3.9 Workshops and Public Meetings

Three (3) public workshops were held to present interim findings and recommendations from the Needs Assessment and to solicit general comments from residents. A visioning workshop was conducted with City Council and the Parks and Recreation Advisory Board (PRAB) on August 21, 2000, while two (2) public workshops were conducted on September 7, 2000 and October 7, 2000, respectively. Workshop notes are included in Appendix A.

City Council/PRAB Workshop

The following recommendations were presented at the City Council/PRAB workshop:

- Purchase property for a future Community Park on the west side of the City
- Improve all existing/proposed neighborhood parks to meet neighborhood recreation needs
- Secure agreements to use educational, religious and other institutional sites to meet special use needs (i.e., practice fields for league sports)
- Provide lake access wherever possible
- Complete construction of the proposed bikeway system with amenities
- Establish community identity through logos, signs, gateways, etc.

Based on the ensuing discussion, the following three (3) recommendations emerged as top priorities:

- Improve all existing/proposed neighborhood parks to meet neighborhood recreation needs
- Secure agreements to use educational, religious and other institutional sites to meet special use needs (i.e. practice fields for league sports)
- Complete construction of the proposed bikeway system

The other three (3) recommendations were not considered high priorities, but were considered important enough to remain in the City's long-term vision for its parks system.

The recommendation to purchase property on the west side of the city for a Community Park was discussed extensively because of high land costs, and the wording was subsequently changed to delete "on the west side of the City."

Public Workshop #1

The revised/refined recommendations were presented at the first public workshop. The primary topic of discussion was the need for additional athletic fields for both practice and league play, and the need for a community facility to host teen programs. As the recommendations were discussed, two (2) additional priorities were developed:

- Acquire additional land for athletic fields, and
- Provide a facility for teen programs (a Teen Center)

During discussion, it was agreed that the recommendation to purchase property should include both land for athletic fields use as well as for the development of a new Community Park. The recommendations were then prioritized by the meeting participants. The top four (4) recommendations were:

- Acquire land for new athletic fields and future Community Park
- Improve all existing/proposed neighborhood parks to meet neighborhood recreation needs
- Secure agreements to use educational, religious and other institutional sites to meet special use needs (i.e. practice fields for league sports)
- Provide waterfront access where feasible and desirable

Public Workshop #2

At the second public meeting, the seven (7) recommendations were discussed after a short

presentation of the needs assessment data. The resulting conclusions were that the recommendations were acceptable to help the City obtain its goals for its Parks and Recreation System Master Plan. The consensus reached at the meeting was that both the overall recommendations were acceptable and the top four (4) priorities were unchanged from the previous public meeting.

Conclusions

Based on the discussions from the Visioning Workshop and Public Meetings, the following recommendations were developed to help guide the City's vision for the Master Plan:

- Acquire land for new athletic fields and future Community Park, including a Teen Center
- Improve and maintain all existing/proposed neighborhood parks to meet neighborhood recreation needs
- Secure agreements to use educational, religious and other institutional sites to meet special use needs (i.e. practice fields for league sports)
- Provide waterfront access where feasible and desirable
- Establish community identity through logos, signs, gateways, etc.
- Create a multi-purpose center for additional activities and programs (including use as a Teen Center)
- Complete construction of the proposed bikeway system with amenities

Path at Quinn Strong Park

3.10 Summary of Needs Assessment and Priorities

Exhibit 15, Recreation Facility and Programs Needs Summary, summarizes the needs identified through the Needs Assessment techniques described in this section. There is broad consensus that the greatest needs, and the top priorities, are to simply enhance the system by providing the following parks, facilities, programs and implementation techniques:

Parks:

- Improved existing Neighborhood Parks and/or new Neighborhood Parks with tot lots, playgrounds and open play space
- A new Community Park

Facilities:

- Additional practice fields (baseball, softball, soccer)
- Playgrounds and tot lots
- Additional/improved waterfront access
- New community center
- Walking/bicycling paths and trails

Programs, Staffing:

- Pre-teen, teen and senior programs
- Wider variety of programs, special events
- Additional programming staff

Implementation:

- Improved maintenance
- Strengthened agreements to use other (private, non-profit, etc.) recreation sites
- Increased user fees

The majority of these needs are fairly simple to accommodate, over time, through a long-range, phased implementation strategy. For example, City staff believes that the need for additional practice fields can be met through better management of existing facilities. Staff proposes that top priority for the use of the fields should be given to leagues with high percentages of City resident participation. Similarly, the need for new Neighborhood Parks can be met, at least in part, through the development of existing underdeveloped parks and/or school sites. Typical funding sources for these, and many of the other top priority improvements listed, include the City's Capital Improvement Program (general funds), grants, user fees (including higher non-resident fees) and public/private partnerships.

The two (2) needs that will be the most difficult (i.e. costly) to meet are the new Community Park and the Community Center. There are very few remaining vacant parcels of land in Maitland that are suitable for a Community Park, and they are expensive: the latest estimate is approximately $300,000/acre, or approximately $6,000,000 for a twenty-acre site, if available. Alternatives to purchasing land for a new Community Park may include utilization of existing park land, and/or partnerships with other recreation providers. A new Community Center is estimated to cost between $2 – 5 million, and could be constructed at an existing site or at a new Community Park.

The following are identified needs:

Priorities identified in five (5) assessment techniques:

- New/Improved neighborhood parks

Priorities identified in four (4) assessment techniques:

- Playgrounds/tot lots
- Walking trails
- Community park

Priorities identified in three (3) assessment techniques:

- Community center
- Baseball/Softball/Soccer fields
- Recreation programs
- Natural areas

Ideally, the City would work towards meeting all of these priorities simultaneously to take advantage of opportunities as they occur.

Exhibit 15 – Recreation Facilities and Programs Needs Summary

RECREATION FACILITIES AND PROGRAMS NEEDS SUMMARY • Need for this type of facility/program identified								
	Service Area Analysis	LOS – Population	LOS – Facilities	Focus Groups	Telephone Survey	Mail Survey	Park Visits	Workshops/ Public Meetings
Parks and Open Space								
Neighborhood (walk-to) Parks	•	•			•	•		•
Community Parks	•	•		•				•
Special Use Facilities/ Sports Complex								
Natural Areas		•		•		•		
Facilities								
Tennis Courts								
Baseball/Softball Fields				•	•			•
Football/Soccer Fields				•	•			•
Handball/Racquetball Courts								
Basketball Courts				•				

	Service Area Analysis	LOS-Popula-tion	LOS-Facilities	Focus Groups	Telephone Survey	Mail Survey	Park Visits	Workshops/ Public Meetings
Aquatics Center/ Swimming Pool			●	●				
Skateboard Facility				●	●			
Volleyball Courts			●					
Playgrounds, Tot Lots				●	●	●	●	
Multipurpose Fields				●		●		
Multipurpose Courts								
Golf Courses								
Roller Hockey Rinks				●				
Nature Trails				●				
Large Special Events Area				●				
Picnic Areas								

	Service Area Analysis	LOS – Popula-tion	LOS – Facilities	Focus Groups	Telephone Survey	Mail Survey	Park Visits	Public Workshops
Amphitheater								
Fishing Piers/Lake Access							●	●
Boat Ramps			●					
Dog Park								
Recreation/ Community Center				●	●			●
Linkages								
Sidewalks								
Walking/Hiking Trails			●	●	●	●		
Bike Lanes, Paths					●	●		●
Transit (bus, van service)				●				
Programs/Staffing								
Youth Programs				●	●	●		
Senior Programs				●	●			
Educational Programs					●			
Health Services								

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

4. Future Parks and Recreation System

4.0 FUTURE PARKS AND RECREATION SYSTEM

4.1 Overview

Once the community's needs and priorities have been determined, the next step in the planning process is to identify the specific improvements required to meet those needs. This section of the Master Plan describes the vision for the City's system of community parks, neighborhood parks, mini-parks, school parks, natural resource areas, special use parks, bikeways and signs. Proposed developments and improvements to the park system are identified in section 4.2. It delineates the functionality of each of the parks with the proposed park developments or improvements. Each park will be master planned and designed to meet the specific needs of the residents to be served by the park. The park site master planning and approval process is included in Section 4.3. The Parks & Open Space classification table, (Appendix G), provides a description of the various classifications of parks.

Exhibit 16, the Future Parks System Map, shows the system of parks, natural resource areas, special use parks and bikeways proposed to meet the long-range needs of the residents of the City of Maitland. The proposed parks system strives to build upon the existing system, focuses on meeting residents' top priority parks and recreation needs and seeks to achieve the Parks and Recreation Advisory Board's vision for the future parks system.

The proposed system is based on criteria and findings from the three (3) previous sections of this report.

Section 1 includes Glatting Jackson's Parks System Model (paragraph 1.4), showing an ideal system of parks, natural lands, urban open spaces and other green space "nodes", linked by a network of greenways, trails, bikeways, transit and other "connectors".

Section 2 summarizes the history of the City of Maitland, provides community population data, and presents an inventory of the City's existing parks system. An overview of the opportunities and constraints to the achievement of the vision for the park system is also outlined.

Section 3 identifies the top priority needs to be met through the future parks system, based on the eight (8) different needs assessment techniques. Both analytical and anecdotal approaches were used to assess needs. A number of needs were identified as high priorities in several of the assessments, which is an indication of the strength of the needs. The results of the needs assessments served as a basis for prioritization of projects. The following is a summary of the strongest needs.

Priorities identified in five (5) assessment techniques:

- New/improved neighborhood parks

Priorities identified in four (4) assessment techniques:

- Playgrounds/tot lots
- Walking trails
- Community park

Priorities identified in three (3) assessment techniques:

- Community Center
- Baseball/softball/soccer fields
- Recreation Programs
- Natural areas

The primary building blocks of the park system are community parks and neighborhood parks. Section 3 defines the criteria for both.

4.2 Proposed Improvements

The proposed parks and recreation system is comprised of eight (8) primary components, including:

- Community Parks
- Neighborhood Parks
- Mini-Parks
- School Parks
- Natural Resource Areas
- Special Use Parks
- Bikeways
- Signs

This plan proposes to maintain the existing boat ramp access at Fort Maitland Park. No additional boat ramps are proposed for the future park system. Passive viewing and non-boating activities are proposed, where feasible, and are indicated as waterfront access on Exhibit 16, the Future System Map.

Exhibit 17 identifies the number of existing parks and future parks in the system by park classification.

Exhibit 17- Summary of Future Park System by Classification

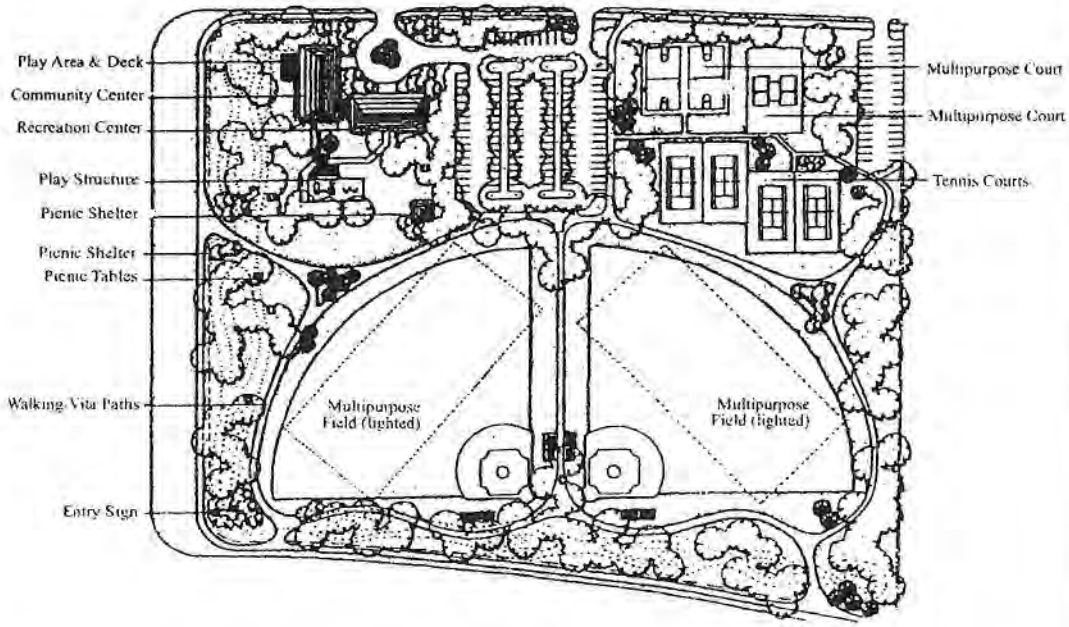
Type of Park	Number of Existing Parks	Number of Future Parks
Community Park	1	2
Neighborhood Park	5	11
Mini-Park	2	2
School Park	3	5
Natural Resource Area	5	7
Special Use Park	7	6

Community Parks

New and expanded community parks will meet many of the needs outlined in Section 3 of the Master Plan. Community parks are typically 20 acres or larger in size and serve residents within a 3-mile service area of the park. Community parks provide a broad scope of recreational opportunities including active and passive recreation opportunities. Community parks may also preserve unique landscapes and open spaces. The quality and suitability of the site determine the location. Community parks include a variety of amenities such as play structures, tennis courts, game courts, multi-purpose play fields and open space, picnic areas, community center and walking paths. Waterfront access in a community park is defined as an area adjacent to, or with a view of a lake or canal, which allows for passive viewing or shoreline access and is limited to non-boating activities. Exhibit 16 provides a summary of the future park system.

Exhibit 18 shows an example of typical community park master plans from the National Recreation and Park Association (NRPA) *Park, Recreation, Open Space and Greenway Guidelines*.

Exhibit 18 – Prototypical Community Park



Community Park:

Purposes:

- Meet recreational needs of several neighborhoods or large sections of the community
- Preserve unique landscapes and open spaces
- Not intended to be used extensively for programmed athletic use and tournaments
- Facilities for cultural activities, such as plays and concerts
- Parking, Lighting

Location:

- Service area - ½ to 3 miles
- Quality of natural resource base significant factor in site selection

Size:

- Optimal size – 20 acres or larger

Recreational Programs:

- Neighborhood and Community Impact should determine program
- Balance active and passive uses

Balance of Active and Passive Uses:

Active Recreation Facilities:

- Play Structure
- Play Area & Deck
- Tennis courts
- Multi-purpose Courts
- Multi-purpose fields (lighted)
- Community Center
- Walking/Vita Paths

Passive Recreation Facilities:

- Picnic Shelter
- Picnic Tables
- Entry Sign

Reference: National Recreation & Park Association (NRPA) *Park, Recreation, Open Space and Greenway Guidelines.*

Each community park was evaluated for existing facilities based on the prototypical community park. Exhibit 19 identifies each community park and indicates the facilities that are present at the site and contribute to providing the full compliment of elements of a prototypical community park. The table provides a baseline for development needs at each park. As previously stated, each park will be master planned and designed to meet the specific needs of the residents to be served by the park. Additional facilities may be present at the site and the facilities that are developed may be different than those in the prototypical community park.

Exhibit 19 **Community Park Prototype Matrix**

Community Parks	Minimum Twenty Acre Site	Play Structure	Play Area & Deck	Tennis Courts	Multi-purpose Fields	Community Center	Vita/Walking Paths*	Multi-purpose Courts	Picnic Shelter	Picnic Tables	Entry Sign	Total Existing Facilities
Community Park at Lake Jackson												0
Maitland Community Park	x	x		x		x	x	x	x	x	x	9

Note: "x" indicates facilities that are present at the site and currently provide prototypical community park amenities.

Note: Actual lighting of courts/fields will be determined as part of park site master planning and approval process.

* Vita/Walking Path - A series of exercise stations located along a soft-surfaced pathway.

Recommended community park developments and improvements include the following.

- Community Park at Lake Jackson –

As may be more particularly identified through the process in Section 5.2, acquire land and develop facilities and amenities to meet community park criteria at Lake Jackson. A new community park will address a number of priority needs set forth in Section 3 of the Master Plan. Based on population projections, the City may need to acquire additional acres of parkland to maintain the desired level of service through the year 2010. Acquisition of property at Lake Jackson for development of a community park will provide acreage to satisfy this projected deficit. Development of a community park that is located toward the west side of the city will provide community park facilities for residents outside of the service area of the Maitland Community Park. A community park at Lake Jackson addresses the deficiency in community park services that currently exists west of Interstate 4. The additional community park facilities will provide relief from crowding at Maitland Community Park, which is currently at capacity on weekends. The new community park also addresses the priority need to develop playgrounds and tot lots throughout the city, develop walking/hiking trails, provide additional waterfront access, provide additional baseball/softball/soccer fields, provide a community center and an increased number of recreational programs. There is a need for a wider variety of programs and special events. Development may include playgrounds, benches, picnic areas, open space, waterfront access, pathways and trails, sports fields, community center, directional signage on major streets, on-site signage and bikeway access.

- Maitland Community Park – Renovate

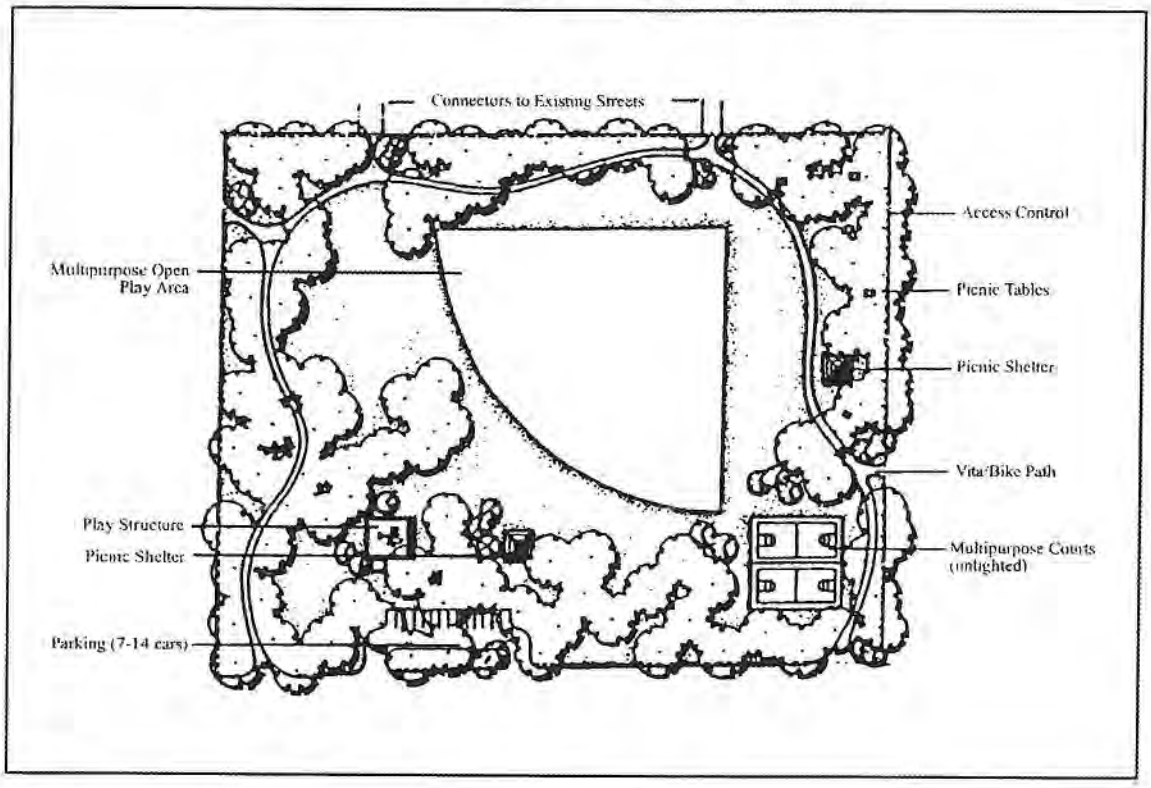
and expand the existing facilities and amenities to meet community park criteria. Additional facilities at the community park will provide relief from the crowding of the park's existing facilities, which are currently at capacity on weekends. Expand the existing building to provide a community center for indoor recreational programming. There is a need for a wider variety of programs and special events. Development may include additional playgrounds, benches, picnic areas, open space, community center, directional signage on major streets, and bikeway access.

Neighborhood Parks

Neighborhood Park – New and upgraded neighborhood parks will meet many of the needs identified in Section 3 of this Master Plan. Neighborhood parks are typically five (5) to ten (10) acres in size and are designed as the recreational and social focus of a neighborhood with active and passive recreation activities planned specifically for those living within a half-mile service area of the park. The park should be easily accessible by way of interconnecting trails, sidewalks or low-volume residential streets. Neighborhood parks typically include facilities such as playground equipment, benches, picnic areas, unlighted multi-purpose courts and open space. Some neighborhood parks currently provide, or may be developed to provide waterfront access. Waterfront access is defined as an area adjacent to, or with a view of a lake or canal, which allows for passive viewing or shoreline access and is limited to non-boating activities. Exhibit 20 shows an example of a typical neighborhood park master plan from the National Recreation and Park Association (NRPA). *Park, Recreation, Open Space and Greenway Guidelines.*

Each neighborhood park was evaluated for existing facilities based on the prototypical neighborhood park. Exhibit 21 identifies each neighborhood park and indicates the facilities that are present at the site and contribute to providing the full compliment of elements of a prototypical neighborhood park. In Section 5 of this plan, these facilities will provide a basis for cost estimates for park development. The table provides a baseline for development needs at each park. As previously stated, each park will be master planned and designed to meet the specific needs of the residents to be served by the park. Additional facilities may be present at the site and the facilities that are developed may be different than those in the prototypical neighborhood park.

Exhibit 20 – Prototypical Neighborhood Park



Neighborhood Park:

Purposes:

- Base unit of the park system
- Sense of place / reflect character of the neighborhood
- Serve a variety of age and user groups
- Active recreation facilities 50% of site
- Passive, reserve, conservation facilities 50% of site
- 7 to 10 off-street parking spaces
- Limited lighting

Location:

- Centrally located within its service area of ½ to 1 mile
- Ease of access and walking distance critical factors

Size:

- 5 to 10 acres optimal

Recreation Programs:

- Balance active and passive uses

Active Recreation Facilities:

- Play Structures
- Multi-purpose open play area (not programmed)
- Multipurpose courts (unlighted)

Passive Recreation Facilities:

- Internal trails
- General open space
- Picnic areas
- Sitting areas

Reference: National Recreation & Park Association (NRPA) *Park, Recreation, Open Space and Greenway Guidelines.*

Exhibit 21 **Neighborhood Park Prototype Matrix**

Neighborhood Parks	Minimum Five Acre Site	Play Structure	Multi-purpose Open Play Area	Multipurpose Courts	Vita/Walking Path*	Picnic Tables	Picnic Shelter	Entry Sign	Total
Minnehaha Park	x	x			x	x			4
Lake Sybelia Point Park	x	x				x	x		4
Kings Row Park			x						1
Hill Recreation Center Park						x		x	2
Fort Maitland Park						x		x	2
Bellamy Park		x		x		x	x		4
Lake Sybelia Beach Park						x			1
Swoope Extension									0
Love/Charity Park									0
Winfield Property									0

Note: "x" indicates facilities that are present at the site and currently provide prototypical neighborhood park amenities.

* Vita/Walking Path - A series of exercise stations located along a soft-surfaced pathway.

Recommended neighborhood park development and improvements include the following.

- Minnehaha Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. The Master Plan places a high priority on improving existing parks and upgrading Minnehaha Park will enable the City to provide high-quality facilities and services. The Master Plan indicates that by developing playgrounds and tot lots, providing waterfront access and by providing bikeway access, the parks potential can be maximized and priority needs met. Development may include playgrounds, benches, picnic areas, open space, waterfront access on Lake Minnehaha and the Nina Canal, on-site signage and bikeway access. The existing bikeway access under Horatio Avenue between Minnehaha Park and Jim Houser/Covered Bridge Park offers a link to achieve the vision for the park system for integrating the existing park resources.

- Lake Sybelia Point Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. Upgrading the neighborhood park facilities will address the priority needs of improving existing neighborhood parks and providing high-quality facilities, developing playgrounds and tot lots throughout the city, providing waterfront access and providing bikeway access. The park serves the neighborhood park needs in the central area of the city. Improvements may include playgrounds, picnic areas, open space, waterfront access on Lake Sybelia, directional signage on major streets, on-site signage and bikeway access.

- Kings Row Park – Upgrade existing facilities and amenities to meet neighborhood park criteria while maintaining the existing special use park facilities. Upgrading the existing neighborhood park facilities will address priority needs of improving existing parks to meet neighborhood recreation needs, developing playgrounds and tot lots throughout the city and providing bikeway access. Upgrading the existing special use park to meet neighborhood park criteria provides neighborhood park services to residents in a ½ mile service radius of the park area and satisfies a deficiency in neighborhood park service for residents in the southeast section of the city. Providing sports fields (soccer practice area) is also a priority need in the community. Development may include playground, benches, picnic areas, directional signage on major streets, on-site signage and bikeway access. The existing soccer practice fields should remain at the site.

- Hill Recreation Center Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. Upgrading the neighborhood park facilities will address the priority needs presented in Section 3 of the Plan including improving existing neighborhood parks and developing playgrounds and tot lots throughout the city. Upgrading the existing neighborhood park provides additional neighborhood park service for residents in the central area of the city near Lake Sybelia Elementary School when the school site is not available for public use during school hours. Development may include playgrounds, benches, picnic areas, directional signage on major streets and upgrade on-site signage.
- Fort Maitland Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. Upgrading the existing special use park to a neighborhood park facility will address the priority needs of improving existing parks, developing playgrounds and tot lots throughout the city, providing bikeway access and providing waterfront access. Developing the existing park to meet neighborhood park criteria addresses the neighborhood park service deficiency that currently exists for residents in the southeast area of the city. The proposed improvements will provide safe pedestrian and bike access to a neighborhood park for residents on the east side of Orlando Avenue (U.S. 17-92). Currently residents must cross Orlando Avenue to access Lake Lily Park, the nearest neighborhood park. Development may include playgrounds, picnic areas, waterfront and boat ramp access on Lake Maitland, directional signage on major streets, expanded parking and bikeway access.

- Bellamy Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. Upgrading the neighborhood park facilities will address the priority needs of improving existing neighborhood parks, developing playgrounds and tot lots throughout the city and providing bikeway access. Enhancing the park area satisfies the need for park service in the southeast area of the city. Upgrading Bellamy Park offers an opportunity to link the existing park with the proposed Lake Jackson Community Park and integrating the existing and the new park facilities and resources. Bellamy Park could be improved through the acquisition and development of an alternative park entry and closure of the current "hidden" park access. Additional development may include playgrounds, picnic areas, benches, open space, directional signage on major streets, on-site signage and bikeway access.

- Lake Sybelia Beach Park – Upgrade existing facilities and amenities to meet neighborhood park criteria. Upgrading the existing special use park to meet neighborhood park criteria provides additional neighborhood park service for residents in the central area of the city. Improving Lake Sybelia Beach Park to meet neighborhood park needs is consistent with the priorities presented in Section 3 of the Master Plan for improving existing parks to provide neighborhood park facilities and providing playgrounds and tot lots throughout the city. Lake Sybelia Beach Park offers a unique waterfront access on Lake Sybelia and should be improved to satisfy the Master Plan's recommendation for increased waterfront access. Also, providing bikeway access is a priority. Development may include playgrounds, benches, picnic areas, waterfront

access on Lake Sybelia, directional signage on major streets and on-site signage and providing bikeway access. Upgrading Sybelia Beach Park offers an opportunity to link with existing parks and facilities in the Cultural Corridor to achieve the vision of an integrated park system utilizing existing resources.

- Swoope Extension – Develop new facilities and amenities to meet neighborhood park criteria. Developing a new neighborhood park at Swoope Avenue will address the priority needs of improving existing city-owned property, developing new neighborhood parks whenever possible so that residents can walk to a park within ½ mile of their homes and developing playgrounds and tot lots throughout the city. The new park acreage will contribute to meeting the demand for additional acres of parkland to maintain the desired level of service through the year 2010. Development may include playgrounds, benches, picnic areas, directional signage on major streets, on-site signage and parking. Development will be scheduled after the extension of Swoope Avenue between Horatio and Orlando Avenue is complete.

- Love/Charity Park – Develop new facilities and amenities to meet neighborhood park criteria. The park will provide neighborhood park services to residents in a one-half mile service radius of the park area and satisfies an existing deficiency in neighborhood park service for residents in the north central area of the city. Additionally, the park will satisfy the needs for developing playgrounds and tot lots throughout the city, providing waterfront access and providing bikeway access. The property for the park may be obtained through an agreement with the developer in cooperation with the city's Community Development Department. Development may include playgrounds, benches, picnic areas, open space, waterfront access on Lake Love and/or Lake Charity, directional signage on major streets, on-site signage, parking and bikeway access.

- Winfield Property – Develop new facilities and amenities to meet neighborhood park criteria. Developing the neighborhood park facilities will provide neighborhood park services to residents in a ½ mile service radius of the park area and satisfy an existing deficiency in neighborhood park service for residents in the western area of the city, particularly west of Interstate 4. The new park will address the priority needs of improving existing city-owned property, developing new neighborhood parks whenever possible, developing playgrounds and tot lots throughout the city and providing bikeway access. The new park acreage will contribute to meeting the demand for additional acres of parkland to maintain the desired level of service through the year 2010. The property includes a retention area and therefore offers the opportunity to provide waterfront access, which is also a priority need. The retention pond may be reconfigured and the surrounding area may support a variety of amenities that will improve the aesthetics of the property. Development may include playgrounds, benches, picnic areas, waterfront access on the pond, directional signage on major streets, on-site signage, parking and bikeway access. Development of the Winfield property will provide access to a neighborhood park for those in the Winfield Estates neighborhood who are not currently served by neighborhood park services or community park services.

Mini-Parks

Upgraded mini-parks help meet residents' needs for overall, city-wide parks improvements. Mini-parks may address limited, isolated or unique recreational needs in the city. Mini-parks may include landscaped public use space in a commercial area, a play area adjacent to the downtown district, or park components where a neighborhood park is not available. They are typically not intended for programmed activities. Accessibility is usually by way of interconnecting trails, sidewalks, or low-volume residential streets. No specific criteria for park elements are defined unless a park is used to meet neighborhood park level of service. Because there are no specific criteria for mini-parks, no prototype design or analysis

is presented in this section of the plan. Specific recommendations include:

- Hill (Passive) Park – Upgrading the mini-park facilities will address the priority need to improve existing parks. The mini-park will improve bikeway access at the 17-92 bike/pedestrian overpass by connecting the central and northeast areas of the city and support the vision for the park system to fully integrate the existing park resources. Landscaping and a buffer along Maitland Boulevard will enhance the beauty of the site. Development may include benches, picnic areas, sidewalks and bikeway access. Development of the Hill (Passive) Park should be coordinated closely with the City's Quality Neighborhood Program proposed for this area.

School Parks

Combining parks with school sites can fulfill the space requirements for other classifications of parks, such as neighborhood parks, community parks and special use parks. By combining the resources of two pubic agencies, the school park classification allows for expanding the recreational, social and educational opportunities available to the community in a cost effective manner. School park developments and renovations are proposed for existing school sites. School parks will meet several of the needs identified in Section 3 by providing park services for residential areas not currently within a ½ mile service area of neighborhood parks. Because there are no specific criteria for school parks, no prototype design or analysis is presented in this section of the plan. Recommended improvements include the following.

- Orange County Public Schools – Continue upgrading Dommerich Elementary School, Lake Sybelia Elementary School and Maitland Middle School in accordance with the City's joint-use agreement with Orange County Public Schools to provide playground equipment, open space and sport fields. Providing bikeway access is also a priority. The school parks will assist in satisfying deficiencies of parkland in the northeast and central areas of the city.

- Park Maitland School – Secure an agreement with Park Maitland School to access playground equipment. An agreement for use of the school site will address the priority need set forth in Section 3 of the Master Plan to seek partnerships with educational institutions for use of school facilities to meet park and recreational needs. The Park Maitland School may provide playground equipment and may assist in satisfying an existing deficiency in neighborhood park service in the southeast area of the city without the cost of acquiring additional land.

- Summit Charter School – Secure an agreement with Summit Charter School to provide playground equipment and sports fields. An agreement for use of the school site will address the priority needs set forth in Section 3 of the Master Plan to provide sports fields to accommodate league field needs. The school park site will assist in addressing a deficiency in neighborhood park service that currently exists in the north central area of the city without the costs of acquiring additional land.

Natural Resource Areas

Natural Resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, lakes and visual aesthetics/buffering. Natural resource areas have the potential to meet residents' needs for access to natural open space that provide visual aesthetics/buffering and areas for walking/hiking trails. Because there are no specific criteria for natural resource areas, no prototype design or analysis is presented in this section of the plan. Recommended improvements include:

- Grove Street Property – Acquire and develop the property adjacent to Park Lake. The Grove Street Property offers opportunities to develop facilities that address the existing deficiency in nature-based recreational areas and programs in the parks system. It also offers opportunities to develop new facilities and amenities to meet neighborhood park criteria that will service residents in a one-half mile service radius of the site. The new park will address the priority needs of developing new neighborhood parks whenever possible, developing playgrounds and tot lots throughout the city, developing waterfront access, walking/hiking trails and providing bikeway access. This wooded 13 acres of undeveloped land will contribute to meeting the projected demand for additional acres of parkland to maintain the desired level of service through the year 2010. Development may include playgrounds, benches, picnic areas, open space, walking/hiking trails, waterfront access to Park Lake, natural areas, directional signage on major streets, on-site signage and parking.

- S.C. Battaglia Park – The park area will provide facilities for a nature-based recreation area as well as a park area and addresses an existing deficiency in park service for residents in the north central area of the city. Walking/hiking trails and bikeway will provide access to this park from the surrounding neighborhoods. The property for the park was obtained through an agreement with the developer. The developers dedicated the parkland acreage for a public park to assure that the park and recreation needs of those in the development would be met. The property will provide for development of natural resource areas and waterfront access. Development may include benches, picnic areas, natural areas, walking/hiking trails, waterfront access to Lake Charity, boardwalks, directional signage on major streets and on-site signage.

Special Use Parks

Special use parks include a broad range of parks and recreational facilities that are oriented toward a single-purpose use. Examples of facilities include sport fields, gardens and reflection ponds. Expansion or improvements to special use parks can also help meet many residents' recreation needs by providing facilities and amenities that are not included in community parks and neighborhood parks. Because there are no specific criteria for special use parks, no prototype design or analysis is presented in this section of the plan. Recommended improvements include:

- Quinn Strong Park – Upgrade the existing special use park to address the priority needs of improving existing parks. This upgrade supports the vision for the park system to fully integrate existing park resources, by linking it to the Cultural Corridor. Development will include benches, picnic areas, sculpture garden, reflection pond, gazebo, open space, sidewalks and pathways, directional signage on major streets, on-site signage and bikeway access.

- Jim Houser/Covered Bridge Park – Upgrade the existing special use park to address the priority needs of improving existing parks and providing waterfront access. The special use park may provide a passive recreation area with open space and community gardens. Development may include benches, picnic areas, open space, sidewalks and pathways, waterfront access to Lake Nina Canal, community gardens, directional signage on major streets, on-site signage and bikeway access.

- O'Heir Property – Upgrade the existing special use park to address the priority needs of improving existing parks, providing waterfront access, providing natural resource areas and providing bikeway access. The O'Heir Property can address the existing deficiency in park service to the south central area of the city. Development may include benches, picnic areas, open space, walking/hiking trails, waterfront access on Lake Eulalia, community gardens, directional signage on major streets, on-site signage and bikeway access.

- Lake Destiny Soccer Field – Upgrade existing facilities to provide elements of a neighborhood park criteria. Upgrade the existing soccer field complex facilities to address the priority needs of improving existing parks, providing sport fields/courts, and developing playgrounds and tot lots throughout the City, providing bikeway access and providing additional waterfront access. The existing athletic field (soccer) should remain at the site. Development may include a playground, waterfront access on Lake Lucien and directional signage on major streets. The site has existing bikeway access.

- Fennell Street Property – Develop a new special use park. Section 3 of the Plan indicates a priority for developing new neighborhood parks whenever possible so that residents can walk to a park within ½ mile of their homes. Development of the Fennell Street site can satisfy the existing deficiency in neighborhood park service to the western area of the city, by offering some elements of a neighborhood park. The Fennell Street park acreage will contribute to meeting the long-term demand for additional park acreage to service the city. The property is adjacent to the Maitland Ballfield Complex and new public works and fire station facilities. Development at the Fennell Street property will provide for efficiency in park operations and maintenance as a result of the adjacent sites. Upgrading the existing locations of the Maitland Ballfield – Fennell Street complex will address the priority needs of improving existing city property, and developing playgrounds and tot lots throughout the city and providing bikeway access. Development may include playground, benches, sport fields/courts, directional signage on major streets, on-site signage and bikeway access.

Bikeways

The City's bikeways system will help meet residents' needs for better access to their parks system, as well as provide additional recreational opportunities. The bikeway system is comprised of off-road and designated portions of the roadway for the preferential/exclusive use by bicyclists. The bikeway system will address the vision for the parks system by fully connecting many existing park resources. Development and upgrades may include completion of the bikeways and sidewalks outlined in the City's adopted Pedestrian and Bicycle Master Plan.

Signs

An improved system of park signs can meet residents' needs by identifying and guiding people to parks and recreational facilities. Signs heighten resident's awareness of Maitland's park property and can develop a sense of community pride and ownership of the park properties. A system of way-finding signs on major streets directing residents to parks will provide for greater awareness of the parks, provide for increased ease in access and contribute to a more resident-friendly park system. Development and upgrades may include a uniform park entrance and directional signs for the City's parks and natural areas.

4.3 Park Site Master Planning and Approval Process

Each park will be master planned for amenities and facilities and designed to meet the specific needs of residents at the time of actual development. The park site master planning and approval process sets forth a uniform procedure to be followed for design of the park sites and special use parks included in Section 4.2 of this Plan. The park site master plan is a detailed development plan delineating areas of activity, circulation patterns, recreational facilities, building locations, parking areas, and other components for overall development.

The park site master planning and approval process will provide for efficient design and review of park site master plans, with particular attention to levels of service established in the Parks and Recreation Master Plan. The proposed park developments and improvements will be designed in accordance with the City's *Park Design Guidelines* and *Landscape and Sign Codes*. The planning process will include citizen involvement to meet residents' needs and gain their support for the park developments and improvements. Inclusion of both the general public and special interest groups in the planning process will provide more complete and realistic views of community desires in order to plan to effectively meet the needs of the community.

Park Site Master Planning and Approval Process

The Park Site Master Plan Process will follow an eight (8) step process:

Step 1. Conceptual Park Plan
Step 2. Parks and Recreation Advisory Board Public Workshop
Step 3. Preliminary Park Plans
Step 4. Parks and Recreation Advisory Board Public Hearing
Step 5. Revisions to Park Plan Based on Public Hearings
Step 6. Parks and Recreation Advisory Board Review and Recommendation
Step 7. Planning and Zoning Commission Review and Recommendation
Step 8. City Council Action

Step 1. Conceptual Park Plan
A conceptual plan will be prepared for the park site. A conceptual plan is a proposed park development that indicates general activity area locations, approximate area requirements for various activities, functional relationships and circulation patterns. The conceptual plan will show the relationships between activity areas, support areas, circulation corridors and adjacent land use functions. The areas will be of the appropriate size and form and in proposed locations on the site. The conceptual plan shows how a limited number of essential park elements are proposed spatially on the site.

Step 2. Parks and Recreation Advisory Board Public Workshop
A Parks and Recreation Advisory Board public workshop will be conducted. The public will have the opportunity to provide comment on the proposed park development and the proposed conceptual plan.

Notice of the Public Meeting

1. The city shall give notice of the public meeting in a newspaper of general circulation, as defined in Florida Statutes, at least fifteen (15) days in advance of the Parks and Recreation Advisory Board public hearing date on which the park master plan is to be heard.

2. Notice of meeting shall also be posted on the property and in two (2) public places. Notice shall be sent by first class regular United States mail to property owners within the park's service area of the subject park. Neighborhood park and mini-park development will include property

owners within a half (½) mile distance of the property. Community park, school park, natural resource area, and special use park development will include property owners in a three (3) mile distance of the property. Current users of a special use park or special use facility within subject park will be notified by first class regular United States mail to a designated representative(s) of the organization(s) that has used the subject park on a reoccurring basis over the prior twelve (12) months.

3. Notice shall be deemed to have been delivered when deposited in the United States mail, postage prepaid thereon, and addressed to the property owner whose name is shown on the most current tax roll in Orange County.
   All notices shall include:

   a) A statement that a park development/park improvement for the property that is being proposed;
   b) The location of the park property with a street address and vicinity street map locating the park property;
   c) That a public meeting will be held by the City Of Maitland Parks and Recreation Advisory Board;
   d) The date, time and location of the meeting;
   e) That the public is invited to attend the meeting and make comment orally or an alternative process for submitting comment in writing;
   f) The location and times during which an interested party may inspect the park conceptual plan;
   g) The City mailing address and deadline for submitting written comment on the park conceptual plan.

Step 3. Preliminary Plans
Alternative preliminary design plans, typically two or three designs, will be developed based on public input and discussion of the conceptual plan.

The alternative design plans show different design approaches, priorities, compromises, and elements to be included at the park site. Internal functional use areas, support facilities, circulation corridors, and buffers are refined at this stage of planning.

Step 4. Parks and Recreation Advisory Board Public Hearing
A second subsequent Parks and Recreation Advisory Board public hearing will be conducted. The public will have the opportunity to provide comments on the proposed preliminary plans. Through a public hearing(s), comments will be received by the Parks and Recreation Advisory Board regarding proposed park development and the proposed preliminary plans.

The Parks and Recreation Advisory Board may conduct a subsequent public meeting(s) prior to making a recommendation on a park site master plan. The purposes of additional public hearings may include the following: to gather further public comments, to provide information, to gain consensus and support for a plan or other purposes deemed appropriate by the Parks and Recreation Advisory Board.

Notice of the Public Meeting

1. The city shall give notice of the public meeting in a newspaper of general circulation, as defined in Florida Statutes, at least fifteen (15) days in advance of the Parks and Recreation Advisory Board public hearing date on which the park master plan is to be heard.

2. Notice of meeting shall also be posted on the property and in two (2) public places. Notice shall be sent by first class regular United States mail to property owners within the park's service area of the subject park. Neighborhood park and mini-park

development will include property owners within a half (½) mile distance of the property. Community park, school park, natural resource area, and special use park development will include property owners in a three (3) mile distance of the property. Current users of a special use park or special use facility within subject park will be notified by first class regular United States mail to a designated representative(s) of the organization(s) that has used the subject park on a reoccurring basis over the prior twelve (12) months.

3. Notice shall be deemed to have been delivered when deposited in the United States mail, postage prepaid thereon, and addressed to the property owner whose name is shown on the most current tax roll in Orange County.

All notices shall include:

a) A statement that a park development/park improvement for the property that is being proposed;
b) The location of the park property with a street address and vicinity street map locating the park property;
c) That a public meeting will be held by the City Of Maitland Parks and Recreation Advisory Board;
d) The date, time and location of the meeting;
e) That the public is invited to attend the meeting and make comment orally or an alternative process for submitting comment in writing;
f) The location and times during which an interested party may inspect the park conceptual plan;
g) The City mailing address and deadline for submitting written comment on the park conceptual plan.

Step 5. Revisions to Park Plan Based on Public Hearings

A park site master plan will be prepared for the park site. A park site master plan is a general development plan that indicates a scaled plan of the park development project showing the specific locations, forms, sizes and orientations of all significant activity and support areas and facilities.

Step 6. Parks and Recreation Advisory Board Review and Recommendation

Following public hearings by the Parks and Recreation Advisory Board, the Board shall review the park site master plan and any public hearing testimony and shall make a written recommendation to the City Council for approval, approval with conditions, or denial of the park site master plan no later than forty-five days after the final public hearing. The Parks and Recreation Advisory Board shall recommend in regard to the following factors:

- The relationship of the proposed park site master plan to the purposes of the City's Parks and Recreation Master Plan, with appropriate consideration as to whether the proposed change will further the purposes of the Parks and Recreation Master plan;
- The need and justification for the park improvement/park development;
- The effect of the change, if any, on the particular property and on surrounding properties;
- Whether the proposed development will change the levels of service to a level below the standards adopted in the Parks and Recreation Master Plan;
- Whether the proposed development is to be constructed in a phased schedule of development and a schedule for the phasing.

Before any park site master plan recommendation is forwarded to City Council, the Parks and Recreation Advisory Board shall make a written finding certifying consistency with the Parks and Recreation Master Plan.

The Lakes Advisory Board shall review and make a written recommendation to City Council for each park site master plan that includes waterfront access.

Step 7. Planning and Zoning Commission Review and Recommendation

The Planning and Zoning Commission shall review the park site master plan for compliance with the requirements of the Comprehensive Development Plan as defined by *Article X. Site Plan Review Process, City of Maitland Code*.

The Planning and Zoning Commission shall make its written recommendation to the City Council as outlined in *City of Maitland Code*. Before any park site master plan recommendation is forwarded to City Council, the Planning and Zoning Commission shall make a written finding certifying consistency with the Comprehensive Development Plan.

Step 8. City Council Action

Upon consideration of the recommendations of the Parks and Recreation Advisory Board and the Planning and Zoning Commission the City Council may elect to approve the park site master plan, approve the park site master plan with conditions, or deny the park site master plan. City Council may hold one (1) public hearing with official notice on the matter. If the request involves more than five (5) percent of the total land area of the city, the council shall hold two (2) public hearings on the matter. The public hearing and notices shall be consistent with requirements of the Florida Statutes.

Alternative Procedure for the Approval of Minor Park Improvements to Parks with an Approved Park Site Master Plan

The Parks and Recreation Director, in his or her sole discretion, may approve minor revisions to a park site master plan if the proposed improvements are consistent with facilities and amenities for the park's classification, the improvements will not significantly change the park's impact on the immediate neighborhood and improvements conform to all other applicable ordinances and regulations.

The following proposed improvements are considered to be minor revisions to a park site master plan:

A. Addition of deletion of less than five percent (5%) of the acreage of the park.
B. Relocation of the orientation of the footprint of a park facility or amenity or a building provided it maintains the same or a greater distance from any existing residential development.
C. Realignment of an internal roadway or curb cut to improve traffic flow, turn movements or other safety considerations.
D. Relocation of parking or retention areas within the site to increase percolation or reduce runoff from the site.
E. Realignment of a wall, fence, hedge or other landscaping by twenty (20) feet or less to avoid existing trees or to attempt to solve a problem peculiar to the site.
F. Addition or replacement of minor park amenities or enhancements (i.e., playground equipment, bike rack, water coolers, benches, picnic tables, etc.)
G. Addition of landscape material to enhance the park, consistent with the intent of the approved park site master plan.

All proposed park improvements not specifically identified in this section as minor improvements must be approved by the City Council following the park site master planning and approval process.

Parks development/ improvement projects that are in the design or construction phase at the time that the Parks and Recreation Master Plan review process was initiated, October 29, 2001, will be subject to a streamlined approval process. The parks listed below are in the

design or construction phase: Minnehaha Park, Lake Sybelia Point Park, Orange County Schools Improvements, Quinn Strong Park, Jim Houser/Covered Bridge Park and the bikeway system.

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

5. Implementation Strategy

5.0 IMPLEMENTATION STRATEGY

5.1 Overview

The specific improvements that are needed in the parks system to meet the community's needs and interests are identified in Section 4 of the Plan. The estimated costs to develop the proposed parks system; including land acquisition, facility development, and annual operations, maintenance and staffing are presented in the Implementation Strategy. This section of the plan also includes a schedule for park development through FY 2008.

5.2 Acquisition/Development Costs and Operations/Maintenance Costs

The Master Plan includes recommendations for land acquisition for two park areas, a community park at Lake Jackson and the Grove Street property. Prior to the acquisition of additional park property, a needs and space assessment analysis will be prepared to define the park amenities and space requirements for the proposed park. Exhibit 22 provides a summary of the estimated costs to implement the Parks and Recreation Master Plan, including land acquisition, facility development, and annual operations and maintenance costs (estimates to be 15% of development costs at project build-out). These estimates are preliminary and are based on minimum costs to develop a prototypical community park and a prototypical neighborhood park. The estimates are based on actual park development costs for Orange County Park Projects. Cost information was obtained from the Orange County Parks and Recreation Department, the City of Orlando Parks and Recreation Department, Dyer, Riddle, Mills & Precourt, Inc., and Glatting, Jackson, Kercher, Anglin, Lopez, Rinehart, Inc. Estimates are intended only as a tool for development of the Implementation Strategy. Estimates are in 2001 dollars, and costs are anticipated to increase in subsequent years. The cost estimates will be refined as more detailed information is developed through land appraisals, park site master plans, and preparation of construction documents. Maintenance standards for Maitland parks will continue to increase in the coming years. Annual operations and maintenance cost estimates are projected costs to maintain the park system to the high standard of care that is desired by residents of Maitland.

Exhibit 22 - Park System Prototype Cost Estimate (Projects Not Rank Ordered)

Park Types Park Names	**Estimated Costs**			
	Acquisition	Development or Redevelopment	Total Estimated Costs	Annual Operations, Maint. & Staffing (15% of est. development costs)
Community Parks				
Community Park at Lake Jackson	$500,000	$4,535,000	**$5,035,000**	$680,250
Maitland Community Park		$503,000	**$503,000**	$75,450
Neighborhood Parks				
*Minnehaha Park		$411,125	**$411,125**	$61,668
Lake Sybelia Point Park		$158,700	**$158,700**	$23,805
Kings Row Park		$272,500	**$272,500**	$40,875
Hill Recreation Center Park		$258,500	**$258,500**	$38,775
Fort Maitland Park		$258,500	**$258,500**	$38,775
**Bellamy Park		$98,700	**$98,700**	$14,805
Lake Sybelia Beach Park		$253,700	**$253,700**	$38,055
Swoope Extension		$278,500	**$278,500**	$41,775
Love/Charity Park		$278,500	**$278,500**	$41,775
Winfield Park		$278,500	**$278,500**	$41,775
Mini Parks				
Hill (Passive) Park		$50,000	**$50,000**	$7,500
School Parks				
Orange County Schools *Maitland Middle School* *Dommerich Elementary* *Lake Sybelia Elementary*		$120,000	**$120,000**	$18,000
Park Maitland School		$100,000	**$100,000**	$15,000
Summit Charter School		$100,000	**$100,000**	$15,000
Natural Resource Areas				
Grove Street Property	$1,200,000	$200,000	**$1,400,000**	$30,000
S.C. Battaglia Park		$200,000	**$200,000**	$30,000
Maitland Preserve		$100,000	**$100,000**	$15,000
Special Use Facilities				
Quinn Strong Park		$183,000	**$183,000**	$27,450
Jim Houser/Covered Bridge Park		$189,000	**$189,000**	$28,350
O'Heir Park Property		$150,000	**$150,000**	$22,500
Lake Destiny Soccer Field		$100,000	**$100,000**	$15,000
Fennel Street Property		$1,500,000	**$1,500,000**	$225,000
Bikeways				
Complete Bikeway System		$3,000,000	**$3,000,000**	$450,000
ESTIMATED TOTALS	**$1,700,000**	**$13,577,225**	**$15,277,225**	**$2,036,583**

*Total costs represent current funding for FY 2002 (Exhibit 25). Minnehaha Park site master planning is in process and funding includes additional facilities not included in the prototype for a neighborhood park.

** Bellamy Park is located adjacent to the site for the proposed Community Park at Lake Jackson. Site master planning for development of Bellamy Park may be done in conjunction with the proposed community park to provide facilities at the combined sites to meet the residents' needs.

Exhibit 23 identifies each community park and indicates the costs to develop a full compliment of elements of a prototypical community park as presented in Section 4.2. As previously indicated, each park will be master planned at the time of actual development and the facilities that are developed at the site may be different from those in the prototypical community park. The matrix provides a baseline for estimated development costs.

Exhibit 23 - Community Park Prototype Development Cost Matrix

Community Parks	Construction, Design & Permitting	Play Structure	Play Area & Deck	Tennis Courts	Multi-purpose Fields	Community Center	Vita/Walking Paths*	Multi-purpose Courts	Picnic Shelter	Picnic Tables	Entry Sign	Total
Community Park at Lake Jackson	x	x	x	x	x	x	x	x	x	x	x	$ 4,535,000
Maitland Community Park	x		x		x							$ 503,000
											Total	$ 5,038,000

Note: "x" indicates facilities that are needed at the site to provide prototypical community park amenities.

Source: Orange County Parks & Recreation Department

* Vita/Walking Path - A series of exercise stations located along a soft-surfaced pathway.

Exhibit 24 presents a matrix which includes all of the neighborhood parks that are identified for development or improvement. The matrix indicates the costs to develop a full complement of elements of a prototypical neighborhood park at each site as presented in Section 4.2. As indicated in Section 4, the facilities that are developed at the site may be different from those in the prototypical neighborhood park. The matrix provides a baseline for estimating development costs.

Exhibit 24 - Neighborhood Park Prototype Development Cost Matrix

Neighborhood Parks	Construction, Design & Permitting	Play Structure	Multi-purpose Open Play Area	Multipurpose Courts	Vita/Walking Path	Picnic Tables	Picnic Shelter	Entry Sign	Total
* Minnehaha Park	x		x	x	x		x	x	$ 411,125
Lake Sybelia Point Park	x		x	x	x			x	$ 158,700
Kings Row Park	x	x		x	x	x	x	x	$ 272,500
Hill Recreation Center Park	x	x	x	x	x	x	x	x	$ 258,500
Fort Maitland Park	x	x	x	x	x	x	x	x	$ 258,500
**Bellamy Park	x		x		x			x	$ 98,700
Lake Sybelia Beach Park	x	x	x	x	x		x	x	$ 253,700
Swoope Extension	x	x	x	x	x	x	x	x	$ 278,500
Love/Charity Park	x	x	x	x	x	x	x	x	$ 278,500
Winfield Property	x	x	x	x	x	x	x	x	$ 278,500
									$ 2,547,225

Note: "x" indicates facilities that are needed at the site to provide prototypical neighborhood park amenities.

Source: Orange County Parks & Recreation Department.

* Total costs represent current funding for FY 2002 (Exhibit 25). Minnehaha Park site master planning is in process and funding includes additional amenities not included in the prototype for a neighborhood park.

** Bellamy Park is located adjacent to the site for the proposed Community Park at Lake Jackson. Site master planning for development of Bellamy Park may be done in conjunction with the proposed community park to provide facilities at the combined sites to meet the residents' needs.

*** Vita/Walking Path - A series of exercise stations located along a soft-surfaced pathway.

Funding Options

The park improvements outlined in the previous section can be implemented using a variety of funding sources. These sources all fall into the "*pay as you go*" category of funding, as opposed to the "*borrowing*" category, as the City has expressed the desire to make the proposed improvements without incurring any debt. Funding options that can be expected to provide the fiscal resources that will be required to support implementation of the Master Plan include the general fund, the Park Trust Fund/developer fees, grants, partnerships and a foundation. Appendix E presents a summary of sources for potential park funding.

General Fund

Funding the proposed park improvements through the general fund represents a true tax approach to financing the Plan. There are three primary advantages to using general fund monies. The general fund is a traditional, widely accepted source for funding improvements. Implementation is relatively simple since the budget system/CIP process has been established. Administrative costs associated with using the general fund are low.

Park Trust Fund/Developer Fees

The Park Trust Fund was established by the City of Maitland in 1984 for the purpose of financing parkland acquisition and development. Specifically, the fund was created for the purposes of receiving, depositing and distributing funds for the purchase of land for parks, and the planning, development and maintenance of parks. Projected income for the Park Trust Fund is calculated annually. Monies are designated for funding the parkland acquisition and development projects that are included in the Capital Improvements Program (CIP). The fiscal resources for the Park Trust Fund have been received through developer agreements and development impact fees. The key advantage of the Park Trust Fund is that all resources are allocated to support the parks system; however, development fees have been the source of revenues for the Park Trust Fund and as the city reaches build-out, development fees have diminished. Growth to this fund will be minimal.

Grants

Grants are another source of revenues to support parkland acquisition and improvements. Presently only a limited amount of grant funds are available for parks and recreation projects through state and federal programs. The State of Florida Department of Environmental Protection has established an application process for federal Land and Water Conservation Fund Program grant monies. Maximum grant awards are limited to $150,000. The State of Florida Department of Environmental Protection also provides grant monies through the Florida Recreation Development Assistance Program (FRDAP). Grant awards range from $50,000 to $200,000. FRDAP grant awards of $50,000 do not require matching funds. Grant awards that are greater than $50,000 do require the city to provide matching funds. There are two important disadvantages of grant funding. On an annual basis, Maitland's proposed park improvements compete with project proposals that are submitted from many other communities for limited funding and the requirements that are placed on use of the grant money by the agency providing the support may limit both the types of lands that can be purchased and the use or development of the land.

Partnerships

Partnerships offer a viable approach for providing needed facilities. Partnerships include a broad scope of cooperative relationships among two or more agencies to achieve a specific goal. Partnership opportunities are extremely diverse and are open to the creativity of those who are involved with planning and managing the partnering organizations. An advantage of partnership agreements is that they bring together the strengths of the partnering organizations and share resources to accomplish agreed upon outcomes that neither could achieve alone. Further, partnership agreements often convey an image of fiscal responsibility. A disadvantage of partnering is

the degree of risk that may be involved in entering a new and unique relationship with another agency.

Parks Foundation

The City should investigate the benefits of establishing a non-profit, 501(c) 3, parks. foundation. The purpose of the foundation is to fund and support the Parks and Recreation Master Plan. As the City plans for facility expansion it must look beyond the traditional sources of revenues to find funding for operation and development. The foundation will offer a vehicle to receive donations, gifts and grants with which the City can implement the Parks and Recreation Master Plan and support the parks system.

5.3 Prioritization of Park Development Projects

Proposed projects were prioritized based on the conclusions and recommendations from the eight (8) needs assessment techniques (Section 3). The top priority was assigned to new/improved neighborhood parks and providing playgrounds/tot-lots, primarily in neighborhood parks and addressing deficits in levels of service. Development of existing city-owned land, potential for grant funding and development of a new community park were also identified as priorities.

On the basis of the prioritization, PRAB assigned each of the proposed projects to a schedule for implementation.

Projects were prioritized into three categories:

1. FY 2002 Projects and FY 2003 Projects (currently funded)
2. FY 2004 – 2008 Projects
3. Long Range Projects

The long-range projects are planned for implementation after 2008; however, these projects may become higher priority projects as unique funding opportunities arise and community needs change.

Following is a description of each proposed project.

FY 2002 Projects:

Four (4) projects are currently funded through the City's General Fund, the Parks Trust Fund or Florida Recreation Development Assistance Program (FRDAP) grants. Exhibit 25 shows FY 02 projects, the amount of funding allocated to each of the projects, and funding sources for each of the projects.

The Orange County School improvements project is a unique partnership between the City and the County to provide shared facilities in the community. Because the school sites serve as park sites during non-school hours, the investment of additional funds beyond FY 2002 by the City in school improvements will further enhance the park system.

Jim Houser/Covered Bridge Park will be scheduled for development beginning in FY 2002. Grant awards from the State of Florida and from St. Johns River Water Management District will provide approximately $189,000 for improvements at the site.

Exhibit 25 – City of Maitland 2002 Projects (Currently Funded)

Projects	Current Funding	Funding Source(s)
* Minnehaha Park (Phase I)	$ 90,000 $200,000 $121,125 **Total $411,125**	Parks Trust Fund CIP** FRDAP Grant
Lake Sybelia Point Park	$ 50,000	FRDAP Grant
***Orange County Schools (Phase III of VI) Maitland Middle School Dommerich Elementary School Lake Sybelia Elementary School	$120,000	CIP
Quinn Strong Park (Phase I)	$ 90,000	CIP
Jim Houser/Covered Bridge Park	$189,000	State of Florida Grant St. Johns River Water Management District Grant

* Total costs represent current funding for FY 2002. Minnehaha Park site master planning is in process and funding includes additional facilities not included in the prototype for a neighborhood park.

** The 2002-2004 CIP identifies approximately $557,000 for Master Plan Implementation, but the monies are not designated for a specific park. Minnehaha Park is currently the top priority improvement proposed for these funds.

*** Carry forward funding for the Community/School Landscape & Recreation Improvements project from FY 2001.

Also during FY 2002 the Parks & Recreation Department and Police Department will pursue consensus building with residents in the surrounding neighborhood for improvements at Bellamy Park. Parks & Recreation staff will pursue alternative funding sources to accelerate improvements to Bellamy Park, currently identified as a long-range project. Alternative funding may include grants, intergovernmental coordination, federal programs, contributions, and other opportunities.

FY 2003 Projects:

Three (3) projects are currently funded through the City's General Fund, the Parks Trust Fund or State of Florida and the St. John's Water District grants for FY 2003. Exhibit 26 summarizes FY 2003 projects, the amount of funding allocated to each of the projects, and funding sources for each of the projects. All three projects are continuations of FY 2002 projects. Additionally, conceptual design and park development funding has been budgeted to begin planning for FY 2004 park development.

FY 2004-2008 Projects:

In addition to the currently funded projects for FY 2002 and FY 2003, the Parks and Recreation Advisory Board identified five (5) projects as top priorities for the next five (5) years, from FY 2004 – 2008, based on the needs assessment techniques presented in Section 3.10 of the Master Plan. The prioritized list, Exhibit 27, identifies projects for FY 2004 – 2008.

- Kings Row Park development will upgrade a special use park to a neighborhood park and satisfies a deficit in neighborhood park service in the southeast area of the city.

- Fort Maitland Park development will upgrade a special use park to a neighborhood park and provide safe access to a neighborhood park on the east side of Orlando Avenue (17-92) in the southeast area of the city.

- Hill Recreation Center Park development will provide a neighborhood park as an alternative facility during school hours when the school/park site is not available. Development is scheduled in coordination with site improvements to include removal of an existing structure and reconfiguration of the retention pond at the site.

- Winfield Park development will provide a neighborhood park and satisfies a deficit in neighborhood park service in the western area of the city.

- Lake Sybelia Beach Park development will upgrade a special use park to a neighborhood park. Development is scheduled in coordination with improvements for the Cultural Corridor.

As previously stated, land acquisition to provide community park service and neighborhood park service in the western area of the city was identified as a priority. Prior to the acquisition of additional park property, a needs and space analysis will be prepared to define the park amenities and space requirements for the park. This deficit in community park service may be addressed by acquiring approximately 7 to 9 acres of land in the Lake Jackson area. This new acreage, along with the existing 10 acres of city-owned property in the Lake Jackson area will provide a 17 to 19 acre community park at Lake Jackson. The property may be obtained through grants and land banking.

The thirteen (13) acre Grove Street property is targeted for acquisition through grants.

Exhibit 26 – Parks & Recreation FY 2003 CIP

FY 2003 Approved	Description	CIP Funding
Minnehaha Park	Existing Master Plan Implementation Neighborhood Park Development (Phase II)	$166,640*
Quinn Strong Park	Special Use Park Development (Phase II)	$ 93,360*
Professional Design Services	Conceptual Design for Park Development	$ 35,000
	Total FY 2003 CIP Funding	**$295,000**

* The 2002-2004 CIP identifies approximately $557,000 for Master Plan Implementation, but the monies are not designated for a specific park. Minnehaha Park is currently the top priority improvement proposed for these funds.

Exhibit 27 - Parks & Recreation Five-Year FY 2004 – 2008 CIP

Funding Year	Description	Funding	** Annual Operations, Maintenance & Staffing
FY 2004	**Description**	**Funding**	
Kings Row Park	Existing Master Plan Implementation Upgrade Special Use Park to Neighborhood Park Conceptual Design for Park Development	$307,500*	
	Total FY 2004	**$307,500**	**$40,875**
FY 2005	**Description**	**Funding**	
Fort Maitland Park	Upgrade Special Use Park to Neighborhood Park Conceptual Design for Park Development	$293,500	
	Total FY 2005	**$293,500**	**$38,775**
FY 2006	**Description**	**Funding**	
Hill Recreation Center Park	Neighborhood Park Development Conceptual Design for Park Development	$293,500	
	Total FY 2006	**$293,500**	**$38,775**
FY 2007	**Description**	**Funding**	
Winfield Park	Neighborhood Park Development Conceptual Design for Park Development	$313,500	
	Total FY 2007	**$313,500**	**41,775**
FY 2008	**Description**	**Funding**	
Lake Sybelia Beach Park	Upgrade Special Use Park to Neighborhood Park Conceptual design for park development	$288,700	
	Total FY 2008	**$288,700**	**$38,055**
	Total FY 2004 – 2008	**$1,324,200**	

* Currently included in FY 2002 – 2006 CIP
** 15% of estimated development costs.
Note: Professional Design Services include conceptual design and permitting processes for park development.

5 Year CIP and Long Term Capital Improvement Program.

The five-year CIP provides a schedule for implementation of the Plan for the five-year horizon of FY 2004 – FY 2008. Funding estimates have been identified for long-range projects, to be completed after 2008. Funding estimates include the following:

- FY 2003 $295,000
- FY 2004 $307,500
- FY 2005 $293,500
- FY 2006 $293,500
- FY 2007 $313,500
- FY 2008 $288,700
- FY 2009 $400,000
- FY 2010 $400,000
- FY 2011 $500,000
- FY 2012 $500,000

After 2012 funding remains constant at $500,000 annually. Exhibit 28 shows Long Range Projects for CIP funding.

The following projects are planned for implementation after 2008; however they may become higher priority projects as funding opportunities arise such as grants, partnerships, or developer agreements.

Exhibit 28 - Parks & Recreation Long Range Projects (Projects not ranked ordered)

Projects	Description	Estimated Costs	Potential Funding Source(s)
Community Park at Lake Jackson (development)	Develop a community park	$4,535,000	Grants, General Fund
Maitland Community Park	Improve a community park	$ 503,000	Grants, General Fund
* Bellamy Park	Improve a neighborhood park	$ 98,700	Grants, General Fund
Swoope Extension	Develop a neighborhood park	$ 278,500	Grants, General Fund
Love/Charity Park	Develop a neighborhood park	$ 278,500	Developer Agreement, Grants, General Fund
Hill (Passive) Park	Improve mini-park	$ 50,000	Grants, General Fund
Park Maitland School	New partnership for a school park	$ 100,000	Partnership Agreement
Summit Charter School	New partnership for a school park	$ 100,000	Partnership Agreement
SC Battaglia Park	Develop a natural resource area	$ 200,000	Developer Agreement, Grants, General Fund
Grove Street Property (development)	Develop a natural resource area	$ 200,000	Grants, General Fund
Lake Destiny Soccer Field	Improve a special use park	$ 100,000	Grants, General Fund
Fennell Street Property	Develop a special use park	$1,500,000	Grants, General Fund
O' Heir Park Property	Develop a special use park	$ 150,000	Grants, General Fund
	Total	$8,093,700	

*Bellamy Park is located adjacent to the site for the proposed Community Park at Lake Jackson. Site master planning for development of Bellamy Park may be done in conjunction with the proposed community park to provide facilities at the combined sites to meet the residents' needs.

5.5 Operations, Maintenance & Staffing

Implementation of the Parks and Recreation Master Plan will result in additional duties and responsibilities for City staff. The increased workload will require additional staffing. Immediate staffing needs can be satisfied by hiring individuals on a temporary basis.

Additional full-time staff positions are required over the next five years. Six new or expanded areas of responsibilities will require increasing levels of staffing in the Parks and Recreation Department and the Grounds Maintenance Division of the Public Works Department. The new duties and responsibilities that will be created as a result of implementation of the plan include the following:

Administration of the Parks and Recreation Master Plan

- Preparing annual updates of the Parks and Recreation Master Plan.
- Preparing annual update summary reports for the Parks and Recreation Master Plan for PRAB.
- Preparing an annual update for the five-year CIP for park development.
- Assessing residents' parks and recreation needs and interests.

Management of alternative funding sources

- Identifying grant opportunities.
- Preparing and submitting grant applications.
- Administering/reporting for grant award projects.
- Investigating, establishing and developing a parks foundation.
- Seeking new partnerships/liaisons with existing partners.

Budget preparation and administration

- Preparing and administering annual operating budgets, which will continue to increase in size and complexity.

Parks planning and development management; project management for new parks construction/improvements that are scheduled in the Plan.

- Managing, directing and coordinating all components of capital parks and recreation projects.
- Managing the park site master planning processes.
- Budgeting/analyzing staff/contract work needs for park development projects.
- Scheduling park development projects.
- Managing/ over-seeing on-site construction for park development projects.

Parks Operations Management

- Planning, organizing and directing parks operations and management.
- Developing and implementing safety standards/risk management and inspections for parks facilities.
- Over-seeing all parks patrons' services.
- Supervising parks services, operations and maintenance staff.

Parks maintenance operations

- Maintaining parks facilities.
- Maintaining parks grounds.
- Inspecting and maintaining parks safety and risk management.

Projected staffing increases that are required to implement the Parks and Recreation Master Plan are identified in Exhibit 29.

Exhibit 29 - Projected Operations, Maintenance & Staffing Needs 2003 - 2008

FY Staffing	Description	Annual Operations, Maintenance & Staffing (Annual OMS)
FY 2003	Temporary Staffing- Management of alternative funding sources. (Assumes application for one grant)	$ 7,000
	Annual OMS	$ 28,230
	Total	**$ 35,230**
FY 2004	Temporary Staffing- Management of alternative funding sources.(Assumes application for one grant)	$ 7,000
	Annual OMS	$ 28,230
	Full-time Staffing - Parks Services Supervisor	$ 41,000
	Total	**$ 76,230**
FY 2005	Temporary Staffing- Management of alternative funding sources.(Assumes application for one grant)	$ 7,000
	Community Needs Assessment Update	$ 10,000
	Annual OMS	$ 25,850
	Full-time Staffing - Parks Services Supervisor Full-time Staffing - Parks Planning & Capital Projects Management	$ 98,000
	Total	**$ 140,850**
FY 2006	Annual OMS	$ 25,850
	Full-time Staffing - Parks Services Supervisor Full-time Staffing - Parks Planning & Capital Projects Management	$ 104,000
	Total	**$ 129,850**
FY 2007	Annual OMS	$ 27,850
	Full-time Staffing - Parks Services Supervisor Full-time Staffing - Parks Planning & Capital Projects Management	$ 109,000
	Total	**$ 136,850**
FY 2008	Annual OMS	$ 25,370
	Full-time Staffing - Parks Services Supervisor Full-time Staffing - Parks Planning & Capital Projects Management	$ 114,450
	Total	**$ 139,820**

5.6 Parks and Recreation Master Plan Maintenance

This Plan should be considered to be a working document. The Plan should serve as a tool that helps Maitland achieve the goal of providing a high-quality parks and recreation system. To remain viable, the Parks and Recreation Master Plan must be reviewed on a regular basis and updated on an annual schedule to reflect completed work, changes in the parks system, alternative priorities, new opportunities, and other factors that will have impacts on the Plan. Responsibility for review and updates will be included on the annual work plan for the staff of the Parks and Recreation Department. Staff will also have annual reporting responsibility to the Parks and Recreation Advisory Board.

The administrative tasks that are outlined below are recommended for implementation to assist staff and PRAB to maintain the document as an effective planning tool.

- On an annual basis staff will update the Plan. At a minimum this update will include notation of completed work, updated scheduling for projects, new projects and priorities, and new funding resources including grant awards and partnership.
- On an annual basis members of PRAB will participate in a work session. The purpose of the work session will be to review the summary of the annual update and to take action on the recommended a five-year CIP for parks and recreation. Prioritization of park development projects will be reviewed and revised as needed to reflect new opportunities and changing needs in the community. The work session should also include strategic planning for the upcoming year to identify a 12-month action plan for work to be undertaken by PRAB to implement the Plan.
- On an annual basis prepare a summary of the annual update to the plan and provide an annual report to PRAB. The annual report will include a recommended five-year CIP for Parks and Recreation.
- Annual *State of Parks* address to Council. On an annual basis PRAB will present to City Council an update of the Parks and Recreation Master Plan. The presentation will include a review of the progress of the Plan and recommend a five-year CIP.
- On a regular basis, a community needs assessment will be completed to determine residents' needs and priorities for parks and recreation facilities, services and programs. Assessments should be completed every five years, or more frequently as needed.

5.7 Future Parks and Recreation System

The Parks and Recreation Master Plan is a 10 - 20 year plan that is realistic and achievable. The Plan is intended to guide decision-making in the coming years to achieve the goal of providing a high-quality parks and recreation system to residents. If followed, the plan will result in the exploration and identification of wise and creative solutions for the development of the parks system that will demonstrate responsible stewardship as well as proactive planning and flexibility to meet the current and long-term parks and recreation needs in Maitland. When the plan is fully implemented in 10 to 20 years, the parks system will not be complete. New opportunities will emerge as needs and priorities in the community will continue to change. The Plan will position the City to operate strategically, to anticipate needs and formulate creative solutions for future development of the parks and recreation system. Implementation on the Parks and Recreation Master plan will enable Maitland residents to continue to enjoy their parks and recreation system that contributes significantly to their high quality of life.