

CITY OF MIAMI, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Art Noriega
City Manager

DATE: September 18, 2025

SUBJECT: Planning Determination – Park
Land Definition Related to No
Net Loss

FROM: David Snow
Planning Director

 Digitally signed
by Snow, David
Date: 2025.09.18
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REFERENCES:

ENCLOSURES: 2025.09.10 City Parks NNL

This memo establishes a definition of “Park Land” as it relates to the City of Miami’s No Net Loss of Park Land (“NNL”) policy since it is not explicitly defined in the Code of the City of Miami, Florida, as amended, (“City Code”), in Ordinance No. 13114, the Zoning Code of the City of Miami, Florida, as amended (“Miami 21 Code”), nor in the Miami Comprehensive Neighborhood Plan (“MCNP”). It also establishes the total current “Park Land” acreage that shall be subject to the City of Miami’s (“City”) No Net Loss (“NNL”) of Park Land policy.

The City Code, Chapter 62, Article XIX. – “Procedures For No Net Loss Policy for Park Land” intends to “create procedures and more detailed standards for the conversion of park land within the city as required by Policy PR-2.1.1 of the Miami Comprehensive Neighborhood Plan (MCNP). Furthermore, the conversion of park land will be subject to public procedures. It is intended that the city receive park lands of suitable park, recreational, or conservation value in terms of usefulness and location in accordance with the time frames set forth in subsection 62-702(4) of this Code simultaneous with the conversion or elimination of any existing park land...Permitting and construction of the park improvements to approved replacement park land shall commence within one year of approval of the development order and be available for use by the general public within three years of the conversion of the park land it replaces, unless extended by the city manager.”

Furthermore, per Section 62-703 of the City Code, “[i]t shall be the duty of the city manager or designee to maintain an inventory of converted park land and its corresponding replacement land which shall be kept on file with the department of planning and department of parks and recreation.”

Per MCNP Policy PR-2.1.1, “[t]he City has a no-net-loss policy for public park land and shall adopt procedures to this effect for park land in the City Zoning Ordinances, as described in the 2007 Parks and Public Spaces Master Plan. These shall allow only recreation and cultural facilities to be built on park land, shall limit building footprint on any such land, shall require that conversion of park land for any other purposes be subject to public procedures, and replace the converted park land with land similar in park, recreation or conservation value in terms of usefulness and location.”

Per the 2007 Parks and Public Spaces Master Plan, City Park Land is defined as “park land owned or managed by the Department of Parks and Recreation.”

As of June 18th, 2025, the total acreage of “Park Land” that is subject to the No net Loss Policy of the City of Miami is approximately 1,242.73. See attached map entitled “2025.09.10 City Parks NNL”. Any property that meets the above “Park Land” criteria shall not be excluded from the City’s NNL policy.

cc:

Natasha Colebrook-Williams, Deputy City Manager

Ace Marrero, Assistant City Manager

Tamara Frost, Zoning Director

Ryan Shedd, Chief of Comprehensive Planning

Luiz Lam, Park Planner II

Kathryn Angleton, Principal Planner