



# V I L L A G E O F K E Y B I S C A Y N E

*Handwritten initials in blue ink.*

## Office of the Village Manager

*Village Council*  
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Franklin H. Caplan, *Vice Mayor*  
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DATE: June 9, 2015  
TO: Honorable Mayor and Members of the Village Council  
FROM: John C. Gilbert, Village Manager  
RE: Land Acquisition Committee: Recommended Priorities for the Acquisition of Land

*Village Manager*  
John C. Gilbert

### RECOMMENDATION

It is recommended that the Village Council approve the attached Recommended Priorities for the Acquisition of Land.

### BACKGROUND

On April 28, 2015, the Village Council approved an Ordinance on first reading that would expand the duties of the Land Acquisition Committee to recommend properties to be placed under contract by the Village Manager. During the discussion, there was a consensus of Council that prior to adopting the Ordinance on second reading that the Committee should prepare guidelines and priorities which would be used by the Village in considering properties that could be acquired. The Committee approved the attached "Recommended Priorities for the Acquisition of Land" for consideration by the Council.

**Land Acquisition Committee  
Progress Report: May 21, 2015  
Recommended Priorities for the Acquisition of Land**

**Guiding Principles:**

1. There is a limited amount of land in the Village that can be purchased for recreation and open space. As such, the purchase of any land has merit. For every lot/property that is purchased, there will be beneficial effects including a reduction in population density, fewer vehicles on our main thoroughfares, and less congestion in the Village.
2. The acquisition of properties for recreation and open space is a critical need.
3. There is a need for small spaces ("pocket parks"), medium spaces (e.g., practice fields or a community garden) and large parks (playing fields). The larger the park the more important that it be designed as a multipurpose park.
4. The acquisition or renewable long-term lease of bay front property on our island, where most properties are land-locked, would enable all of our residents to have direct access to the waterfront. Bay front access has been a long-standing goal of the Village, even pre-dating our incorporation in 1991, appearing in document form at least as early as the pre-incorporation Transitional Master Plan. In addition we recommend that the use of the Beach Club Property as recreation and open space be maintained in perpetuity.
5. Land adjacent to current parks or public facilities is of special interest to expand spaces already strained with overuse.
6. Determining the uses of small spaces, in particular, should require an educational and public process that encourages the participation of neighbors in the design and operation.
7. As properties become available (e.g., come on the market), the LAC will investigate the feasibility and practicality of potential long-term leases or purchases before making a recommendation to the Village Council through the Village Manager via the process (currently pending as an ordinance) that gets established by Council on June 9, 2015. Consideration of properties, whether small, medium or large parcels, will be evaluated in the context of the available funds and recreational and open space needs of the Village.

### **Priority Policies:**

1. Parcels that are adjacent to existing government owned land or waterfront are prime candidates.
2. Corner properties are prime candidates for small parks over interior lots; however, there may be instances where interior lots should be purchased based upon the uniqueness of the lot and the desires of the neighborhood.
3. Properties in multiple family neighborhoods offer the opportunity to provide recreational amenities to the most people.
4. Large commercial properties offer the best opportunity to provide a wide range of recreational opportunities.
5. Long-term lease agreements are of interest as well as purchase of land for parks, recreation, and open space.