The following represents the projected population of each quadrant into the future:

Quadrant of City	2000	2005	2010	2015	2020
Quadrant 1 (NE Portion of the City)	11,895	12,307	12,737	13,350	14,030
Quadrant 2 (NW Portion of the City)	4,121	4,661	5,383	6,808	7,523
Quadrant 3 (SW Portion of the City)	6,216	6,502	6,851	7,801	8,888
Quadrant 4 (SE Portion of the City)	5,992	6,332	6,743	6,992	7,545
Quadrant 5 (A1A/Beach)	5,757	6,149	6,573	6,992	7,296
Total:	**33,981**	**35,539**	**39,695**	**42,258**	**45,282**

- All of the quadrants will show steady growth in the next 10 years.

Age distribution by quadrant of the City in 2010 was:

Age	NE Quad 1	NW Quad 2	SW Quad 3	SE Quad 4	A1A/Beach Quad 5
Under 5	2.48%	8.70%	7.15%	3.63%	.86%
5 to 17	4.37%	19.96%	21.01%	8.77%	1.90%
18 to 21	1.99%	5.45%	5.07%	2.18%	.99%
22 to 29	7.53%	10.67%	8.20%	8.42%	3.35%
30 to 39	11.92%	12.36%	17.14%	12.98%	6.17%
40 to 49	10.44%	14.47%	17.05%	11.52%	6.62%
50 to 65	18.79%	13.52%	13.43%	19.89%	17.37%
65 +	42.48%	14.87%	10.95%	32.61%	62.74%

- Quadrant 5 has the greatest percentage of seniors, followed by Quadrant 1. Quadrant 2 has the greatest

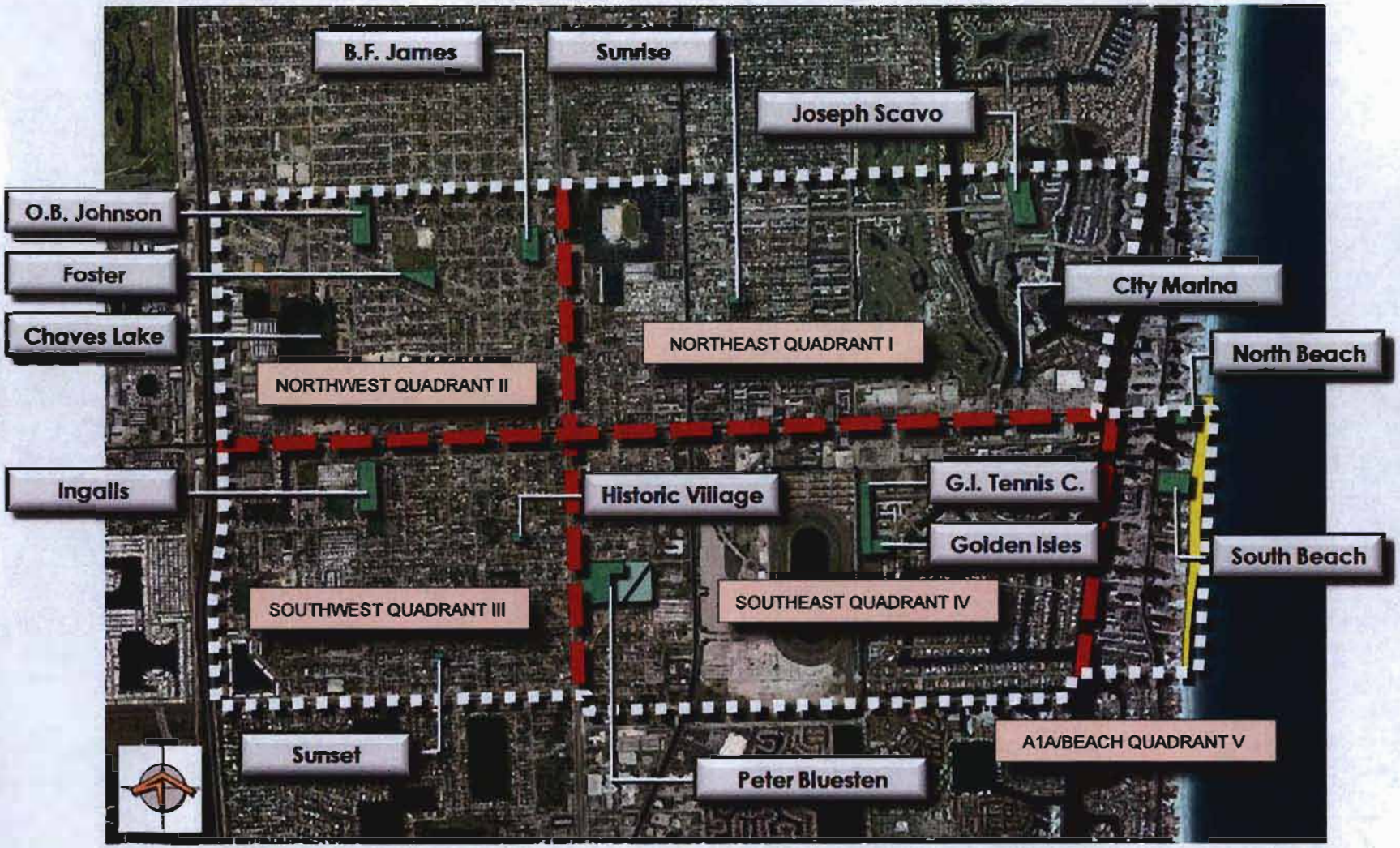
Median household income by quadrant of the city in 2010 was:

Quadrant	Income
1	$34,129
2	$26,139
3	$36,145
4	$35,685
5	$43,889

Quadrant 5 has the highest median household income level, followed by quadrant 3.

2.3.1. Demographic Summary:

- The city will continue to grow at a reasonable rate for the next 10 years.
- The overall city population is older than the national median age but is beginning to trend the other direction.
- Median household income is lower than the national median.
- The city has a significant Hispanic as well as African American population.
- The beach area has the greatest concentration of seniors and the highest median household income level.
- The northwest quadrant has the greatest number of youth, but the lowest median household income level.



Park Distribution by Quadrant Map

5.17. NORTH BEACH PARK

PARK LOCATION AND URBAN CONTEXT

North Beach Park is located east of the intersection of East Hallandale Beach Boulevard and South Ocean Drive directly behind the Fire Station and Community Facility. The north limit of North Beach Park separates the City of Hallandale Beach from the City of Hollywood Beach. The areas both north and south of North Beach Park are populated by high rise condominiums and multi-family housing.

Access to North Beach is on the south side of the existing Fire Station. Maintaining uninterrupted and obstacle free access to the Fire Station is a requirement of any proposed development plan for North Beach. The existing multi story Community Center adjacent to the Fire Station, and sharing the same building, was recently renovated. It consists of two stories with a ground level meeting room provided with a large serving bar and a second floor with additional meeting space. The facility also has a large accessible roof deck that provides excellent views to the beach and ocean.

The City of Hallandale Beach provides public parking through the availability of 91 metered public parking spaces located under the adjacent condominium to the south of the site.

The park is presently accessed by Hallandale Avenue and South Surf Road. The latter roadway right of way may be vacated in the future to allow for changes to the park. A high density residential development is proposed for the vacant parcel directly west of the park, in the City of Hollywood. Access to this development will be restricted to South Ocean Drive and will not affect the park site.

PARK LAND AREA AND PARK CLASSIFICATION

North Beach Park is a Specialized Park Facility with 1.09 acres of actual land area. North Beach Park provides direct access to the beach which is also a major South Florida Greenway.

PRESENT RECREATION USES AND EXISTING CONDITIONS

Lands:
Other than the beach there are no formal recreational activities on the North Beach Park lands. The land area is used predominantly for vehicular access and parking.

Buildings:
There is a one story concession/restroom/lifeguard office building presently on the site. It is located in the center of the property with limited views of the ocean and surrounded by vehicle access paved areas and parking.

IDENTIFIED ISSUES AND OPPORTUNITIES

Perhaps the most pressing issue for North Beach Park is the fact that its potential has not been fully realized and that this resource that is Hallandale's Beach, could create a unique place to entertain, relax and enjoy the ocean.

Among the other issues identified for North Beach Park are:

- Alternative uses for existing surface parking
- Connectivity and relationship of park to adjacent undeveloped parcels
- Visual appearance and location of existing restrooms, concession building and lifeguard office
- Dune restoration and beach erosion
- Vehicular access to the fire station
- Internal roadway limits use of park
- Location of underground parking under adjacent condominium building is not clear to beach goers
- Landscaping in general can be improved

City Wide Parks Master Plan

A1A/Beach Quadrant

North Beach Park

5.17. SOUTH BEACH PARK

PARK LOCATION AND URBAN CONTEXT

South Beach Park is located south of Hallandale Beach Boulevard directly fronting South Ocean Drive. The beach site is a relatively narrow property surrounded by high-rise condominiums on both the north and south sides. Blank parking structure walls of the adjacent condominium face the park on the north side and high rise residential units face the park on the south side.

PARK LAND AREA AND PARK CLASSIFICATION

South Beach Park is a Specialized Facility with a land area of 3.52 acres of actual land area. South Beach Park provides direct access to the beach which is also a major South Florida Greenway.

PRESENT RECREATION USES AND EXISTING CONDITIONS

Lands: The land area of the park is partially occupied by surface parking for approximately 155 vehicles while the rest of the land area is used for the Beach Park, the buildings and structures that make up the beach amenities and the large Australian Pine trees that dominate the park.

Buildings: There is an existing Tiki Hut on the north end of the park at the beach edge that is heavily used by park goers, a small concession building that appears temporary and an existing bathroom facility in the central area of the site.

IDENTIFIED ISSUES AND OPPORTUNITIES

The major issues identified for South Beach Park are:

- The existing canopy of Australian Pines is considered a nuisance as these are invasive tree species and may need to be removed. While they provide shade, they are randomly planted and do not maximize the park's use or attractiveness
- General layout of park is not efficient
- Pedestrian areas are not attractive and in need of resurfacing
- The pedestrian connection to South Ocean Drive and access to the surrounding neighborhood is limited and not pedestrian friendly
- Restroom facilities are in need of upgrading
- Concession building needs improvements and updating

City Wide Parks Master Plan

A1A/Beach Quadrant

South Beach Park

9.7. NORTH BEACH PARK

INTRODUCTION

The Alternative Plans prepared for North Beach proposed making the park more pedestrian oriented and providing for improved user services through the construction of a new concessions and restroom building. The site design layouts were constrained by the limited site area and the site's geometry. Allowing uninterrupted access to the North Beach Fire Station was also a major concern and constraint as well as providing vehicular access to the City's public parking area located in the lower level of the adjacent Beach Club Condominium.

The relocation of the Concession/Restroom building in proximity to the park entrance was a necessity to maximize the land area for pedestrian use as opposed to vehicular access. Again, three Alternative Plans were generated.

ORGANIZING ELEMENTS DIFFERENCES

Major organizing elements for the three options were:

Programmatic Differences – Three program differences are included in the Alternatives: 1) The number of sand volleyball courts; Alternatives A and C provide two courts as opposed to Alternative B which provides only one court; 2) An interactive water feature is included in Alternative C, whereas the other two Alternatives do not; 3) A sculpture plaza is located in Alternative A. All alternatives propose a new Concession/Restroom building.

Passive Park Areas – Passive areas in all the alternatives are located towards the center of the park, directly related to the Concession/Restroom building and the sand volleyball courts. All three alternatives propose dune restoration and a protected pedestrian access path through a restored dune system.

Vehicular Access – Vehicular drop off is provided in all alternatives. Alternative B provides a central landscaped plaza that distributes traffic, is a focal point of the park, and serves as a pedestrian linkage to the North Beach Community Center Facility. It also allows, as do all the alternatives, the uninterrupted flow of emergency vehicles to the North Beach Fire Station. Alternative A proposes a drop off for the beach area directly in front of the Concession/Building building. Both Alternative A and C provide a vehicular entrance to the park that is not as clearly organized as Alternative B.

General Comments - All three alternatives provide essentially the same general layout given geometry and land area constraints. Alternative A provides for a more formal layout to include a Sculpture Plaza.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternatives to compare their respective construction costs. On February 8, 2011, the Alternative Master Plans were presented at the City of Hallandale Beach Commission Workshop and subsequently at the Community Workshop meetings.

Of the three original alternatives presented to the commission and the community, two alternatives were presented at the City of Hallandale Commission Meeting of May 16, 2011. The Commission selected Alternative 1 as the Preferred Master Plan Alternative with the requirement that the surface parking located in front of the Concession/Restroom Building be restricted to handicap and no more than two spaces for service loading and caterers. In addition, the Commission required that the two spaces furthest from the beach access be designated for the service spaces.

CITY WIDE PARKS MASTER PLAN

A1A/Beach Quadrant

North Beach Park

Original Alternatives presented in February, 2011

Final Alternatives presented in May, 2011

9.8. SOUTH BEACH PARK

INTRODUCTION

The design alternatives for South Beach Park were driven by the need to include on-site parking either at surface or structured. A multi-story parking deck was proposed by the City Wide Master Plan for the Park with the intent that it would provide additional parking and new concession facilities on the ground floor. Alternatives A and B do not contemplate the inclusion of a parking deck within the Park. Alternatives C and D remove the surface parking and replace it with a multi-story parking structure. The parking structure was laid out in the only viable configuration for the site: paralleling the north property line adjacent to the Beach Club Condominium while allowing the park to develop in a linear fashion on the south side of the parking structure. This configuration also allowed the park and beach to be fully visible from A1A.

Alternatives A and B provide for the preservation of the existing surface parking in the same location it exists now. In these two alternatives, the park activities are distributed in a more organized manner within the existing park area. The extensive planting of non-native Australian pine trees would be gradually removed to create a more natural and attractive landscaped environment.

Four Alternative Plans were prepared for South Beach Park.

ORGANIZING ELEMENTS ALTERNATIVES DIFFERENCE

Major organizing elements for the four options were:

Programmatic Differences - Alternatives C and D include a parking structure with approximately 200 to 300 vehicles at four stories in height. This parking structure would be adjacent to the primarily blank wall of the Beach Club Condominium to the north and as far away as possible from the residential units facing the park on the south side. Alternatives A and B proposed maintaining and improving the existing surface parking area. Undoubtedly, the number of ground floor concession opportunities would be much higher in the options with the parking structure than without; however the economic viability of providing more concessions at such a small beach was a concern. All options include the provision for bocce courts, sand volleyball courts and children's playgrounds. Alternative A includes two Tiki Huts for sitting areas, the existing structure on the north east of the park and a new one on the south side. Alternatives B, C and D do not include the Tiki Huts, but provide for large shelters facing the beach.

Park Orientation – Alternative A and B maintain the present orientation of the park as a square area immediately beach-side of the present surface parking lot. Alternatives C and D would necessitate, because of the parking structure's minimum footprint, that the park become more linear in shape.

Alternative A is more inward oriented to a central space in the park and the proposed Concession building dominating the view to the beach. Alternative B is more outward oriented with a focus on leading pedestrians from the parking lot directly to the beach

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternatives to compare their respective construction costs. On February 8, 2011, the Alternative Master Plans were presented at the City of Hallandale Beach Commission Workshop and subsequently at the Community Workshop meetings.

Alternatives B, C, and D were eliminated after this first review. Alternatives C and D which included the parking structure were eliminated because of concerns that the structure would consume and dominate the site at four levels high; the traffic generated by the additional parking would cause considerable congestion on A1A; that the economic viability of the parking structure was in question and the construction of a parking structure was opposed by many members of the community. Alternative B was eliminated because it did not appear to create a strong sense of place within the park.

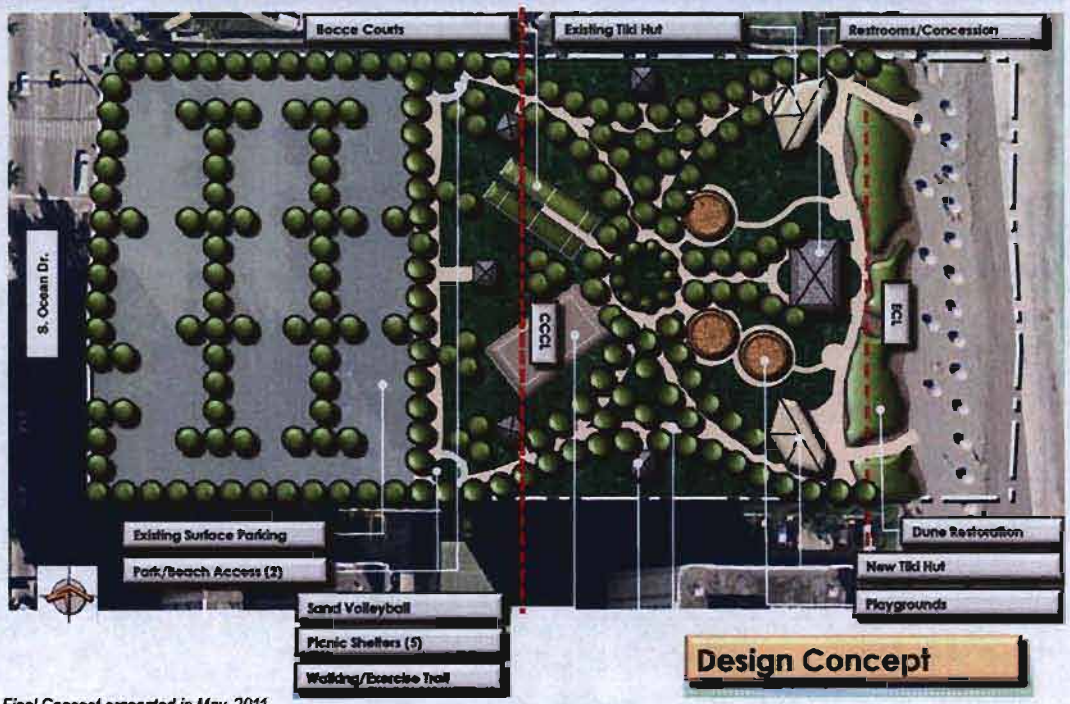
Only one plan was presented at the City Commission Meeting of May 16, 2011. The Commission approved the proposed plan and required the inclusion of changing rooms, handicapped accessibility to the beach, an additional pedestrian connection to A1A and a storage area for City maintenance equipment.

City Wide Parks Master Plan

A1A/Beach Quadrant

South Beach Park

Original Alternatives presented in February, 2011



Final Concept presented in May, 2011

10.10. NORTH BEACH PARK

PARK PROGRAMMATIC CONSIDERATIONS

North Beach Park is one of only two public access beaches in the City of Hallandale Beach. Leading from the intersection of East Hallandale Beach Boulevard and S. Ocean Drive, North Beach Park is directly east of the North Beach Community Center and Fire Station. The Fire Station is a major element of site design constraints, requiring that fire vehicles have unimpeded access to the garage entrance on the east side of the building.

North Beach Park borders the City of Hollywood on its north and west sides.

The long sliver of land presently holds a concession building with restrooms, a lifeguard offices, limited space for pedestrian circulation and a narrow roadway to access a limited number of parking spaces on the north side of the park. The City of Hallandale Beach has an agreement with the adjacent condominium to the south, to provide 91 metered public parking spaces in a garage under the building.

PARK CONCEPTUAL ORGANIZATION

Maintaining access to the Fire Station is a critical aspect of the new Park design. In addition, creating a more pedestrian friendly atmosphere and maximizing the available space for beach activities was the major thrust of the Master Plan process. The North Beach Park Plan proposes the construction of a new Concession/ Restroom building that will be linked by pedestrian paths directly to the beach and the beach related activities, and in closer proximity to the Community Center. Allowing space for the dune restoration is also a concern of the Master Plan. The location of the concession building seaward of the Coastal Construction Control Line as well as the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) requiring minimum Base Floor Elevations (BFE) related to the flood zone, will have to be addressed.

Plan Design Context Response – As mentioned, the contextual design influences and the available site area limit the options for the development of the project. The presence of the Fire Station requires that large vehicle fire apparatus and emergency medical response vehicle access be maintained on the beach side of the Fire Station. Maintaining the connection to the adjacent underground parking area is also a design constraint, both from the vehicular access and pedestrian access positions.

Activity Layout - The plan is laid out to reflect site constraints that require the location of the vehicular access immediately adjacent to the Fire Station. The Concession/Restroom/Lifeguard Office building dominates the park entrance and links directly to the entry plaza, pedestrian beach access, outdoor café and sand volleyball courts. All uses are oriented to the beach, the attraction that drives North Beach Park.

PROPOSED PARK VENUES/IMPROVEMENTS

- Dune Restoration – The plan recommends providing funding to restore the dune to allow beach protection. Beach erosion is a serious condition at the Beach and it must be addressed.
- Sand Volleyball Courts - Two sand volleyball courts will be provided as indicated in the drawing.
- Concession/Restroom – A new Concession/Restroom/Lifeguard office building will be constructed to replace the existing building. This will provide an amenity for beach goers and a possible source of income for the City. Additionally, the concession building will provide restroom facilities and changing rooms for both beach goers and the restaurant patrons.
- Outdoor Café – The Concession/Restroom building will be designed with an adjacent outdoor eating area.
- Entry Plaza – A small entry plaza will provide a drop-off for beach goers bringing personal beach supplies, provide a linkage to the concession/ restroom building and link the proposed uses to the existing City of Hallandale Beach public parking spaces under the adjacent condominium.
- Landscape Buffer – North Beach will be creatively and thoroughly landscaped to provide City of Hallandale residents and visitors with a unique beach environment. Where possible native species that survive the harsh beach front conditions should be utilized.
- Parking - Handicap Parking will be provided in close proximity to the concession/ restroom building. No surface parking will be provided for beach users or restaurant patrons in the proposed park plan, only limited spaces for vendors serving the community center. All parking for beach users is accommodated in the 91 space capacity underground parking provided under the adjacent condominium directly south of the park.

City Wide Parks Master Plan

AIA/Beach Quadrant

North Beach Park

10.11. SOUTH BEACH PARK

PARK PROGRAMMATIC CONSIDERATIONS

South Beach Park is the larger of the public beach access parks in the City of Hallandale Beach. South Beach Park is populated by invasive Australian pine trees that, while creating a substantial shaded environment, are nonetheless a non-native invasive species that do not create an attractive landscape environment.

The City Wide Master Plan of February, 2009 identified South Beach Park for the inclusion of a parking deck with ground level neighborhood retail uses. The inclusion of a parking deck in South Beach Park will consume a substantial amount of land given the need for inclined ramps and the accompanying slope requirements. Presently the City of Hallandale Beach has approximately 91 parking spaces available on North Beach in the underground parking area at the adjacent condominium. This parking combined with the possible inclusion of 400 spaces in a parking garage at South Beach Park creates over 560 parking spaces available for public use. The Master Plan process evaluated the inclusion of a parking deck and the costs and design implications. Largely as a result of community input, and concerns for traffic circulation, a decision was made to not include a parking structure within the site of South Beach Park.

Today South Beach Park is in need of renovation and reorganization, the landscape environment needs to be refreshed and updated, the pedestrian paths need repair and realignment, and the public facilities and concession need to be expanded and improved. South Beach Park programmatic considerations included the construction of active sports venues that will not consume substantial amounts of land area such as beach volleyball courts, Bocce courts, playgrounds for children activities, replacing and enhancing the successful Tiki Structures, and providing a concession area for light food service and refreshments complemented with changing and rest rooms.

Dune preservation and restoration needs to form an integral part of South Beach Park construction. Turtle nesting protection through responsible and compliant park lighting will be required for permitting by State of Florida and local agencies.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – South Beach Park is located between two high rise condominiums with a parking structure creating a massive blank wall bordering the north side of the park. South Ocean Drive, is the vehicular and pedestrian access to South Beach Park. The limited access options from the west including the conflicts with the intersection at East Hallandale Beach Boulevard, require that the vehicular entrance to the park be located towards the south end of the property's road frontage. The location of the parking area parallel to S. Ocean Drive and limited to approximately 380 feet from the property frontage allows the creation of a contiguous land parcel from the parking area to the beach side.

Pedestrian linkages to S. Ocean Drive need to traverse the parking area and define a clear connection to street crossings. The beach front and the beach, the main attractions in the park, need to have their exposure maximized.

Activity Layout - Curvilinear north and south pedestrian access pathways into the park culminating in a circular design in the center of the park divides South Beach Park into almost symmetrical north and south sections. The active venues of the park, the bocce courts and the sand volleyball are located both north and south of this central axis. The central pedestrian access terminates in the Concession/Restroom/Change Room building. All the proposed active uses are seaward of the Coastal Construction Control Line which will require special considerations and permitting regarding turtle lighting and environmental concerns.

On the north side of the park, a walkway to South Ocean Drive will be constructed through the parking lot in order to emphasize the pedestrian linkage to the surrounding residential area and pedestrians accessing the park from the west.

A new tiki structure will be built on the south side of the park, facing the beach. This mirrors the existing tiki shelter on the north side of the park. The existing structure is very popular for special events and creating a second structure will increase the City's opportunities for renting the structure for private functions and parties.

The playground areas also straddle the central axis and are located further towards the beach side in order to create a safe and attractive space for children. For safety reasons, the playgrounds will be fenced.

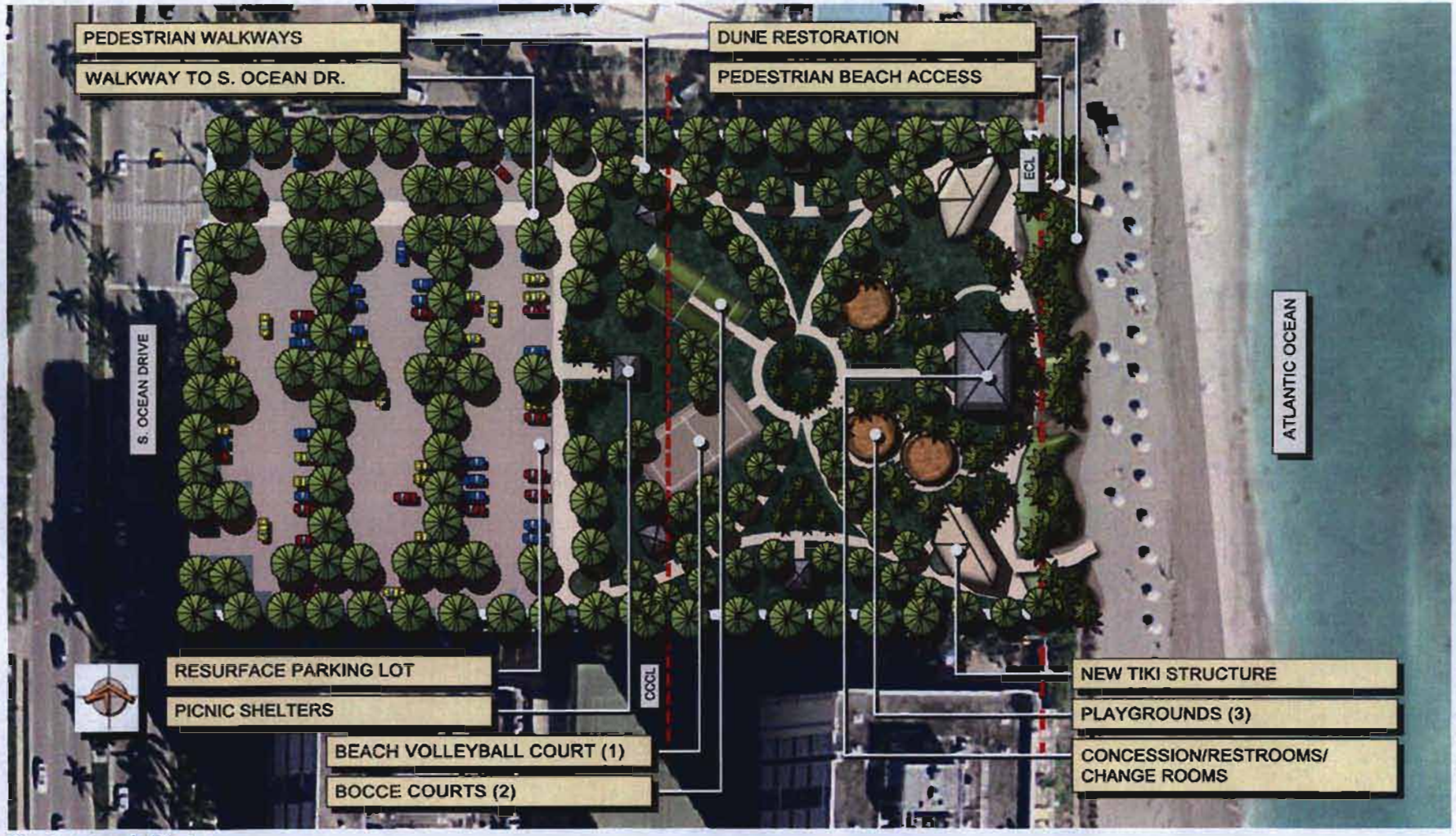
All new landscaping will line the pedestrian walkways to define open spaces and shelter the walkways. The existing Australian Pines will be gradually removed so as not to immediately impact the vegetated area of the park and allow the new tree covering to mature and gradually create a new environment for South Beach Park.

PROPOSED PARK VENUES/IMPROVEMENTS

- Dune Restoration – Provide funding to restore the dunes to allow beach protection. Beach erosion is a serious condition at the beach and it must be addressed.
- Proposed Tiki Structures – A new tiki structure will be constructed with sufficient space to provide shelter and activity area for park users.
- Playgrounds – Three new playground areas for children of various ages are proposed. These will be fenced, provided with appropriate surface treatment and furnished with removable canvas covered structures to provide shade and weather protection.
- Concession/Restrooms/Change Rooms - Having the availability of food and drink provide beach goers with a desired and needed service. The concession facility will provide these services. Additionally the concession building will provide restroom facilities and changing rooms for beach goers
- Picnic Shelters – Picnic shelters will be distributed within the beach park site to allow for the location of sitting areas.
- Sand Volleyball - A sand volleyball court will be provided as indicated on the drawing
- Bocce Courts - Two bocce courts will be provided as indicated in the drawing.
- Pedestrian Walkways – Pedestrian walkways define the areas of the park and provide linkages between the beach and South Ocean Drive. Pedestrian walkways will be designed with Crime Prevention through Environmental Design (CPTED) concepts to allow visibility into all areas of the South Beach Park and allow police vehicles to easily access and patrol the area as may be necessary.
- Pedestrian Connection to South Ocean Drive – The walkway system will provide a connection through the parking area to South Ocean Drive.
- Beach Pedestrian Access – Environmentally sensitive pedestrian connections will be incorporated into the park or pedestrian access to the beach
- Parking – The existing parking area will be improved as necessary to create an attractive and functional parking space that relates to the Beach and proposed pedestrian access improvements.

10.0 Master Plan Development Concepts

AIA/Beach Quadrant



South Beach Park