

IMPACT EVALUATION:

City of Hallandale Beach – OB Johnson Park

Hallandale Beach, Florida

Development Review Committee Submittal
Project Narrative - March 3, 2015



TABLE OF CONTENTS

URBAN AND ZONING INFORMATION 3

PROJECT DESCRIPTION 5

MAJOR DEVELOPMENT REVIEW STANDARDS..... 5

STORMWATER DESIGN 7

WASTEWATER DESIGN 7

POTABLE WATER DESIGN 8

SOLID WASTE 9

FIRE PROTECTION 9

OTHER UTILITIES..... 9

POLICE PROTECTION..... 10

TRAFFIC 10

SCHOOL FACILITIES 11

PARKS AND OPEN SPACE 11

COMMUNITY FACILITIES 11

HISTORICAL ASPECTS 11

SCENIC VISTAS..... 11

LOW- AND MODERATE PRICED HOUSING 11

ENERGY CONSERVATION 11

Urban and Zoning Information

The Orestes Blake (OB) Johnson project is an existing park occupying a 5.98 acre property located in the City of Hallandale Beach within Broward County, Florida. The property is made up of five parcels located at the southeast corner of Pembroke Road and NW 8th Avenue. The parcel's Broward County Property Appraiser ID numbers are 5142-21-01-0080, 5142-21-34-0120, 5142-21-34-0060, 5142-21-34-0010, and 5142-21-34-0220. Please refer to Figure No. 1 and No. 2 for project location and present zoning map, respectively.

Figure No. 1 – Project Location

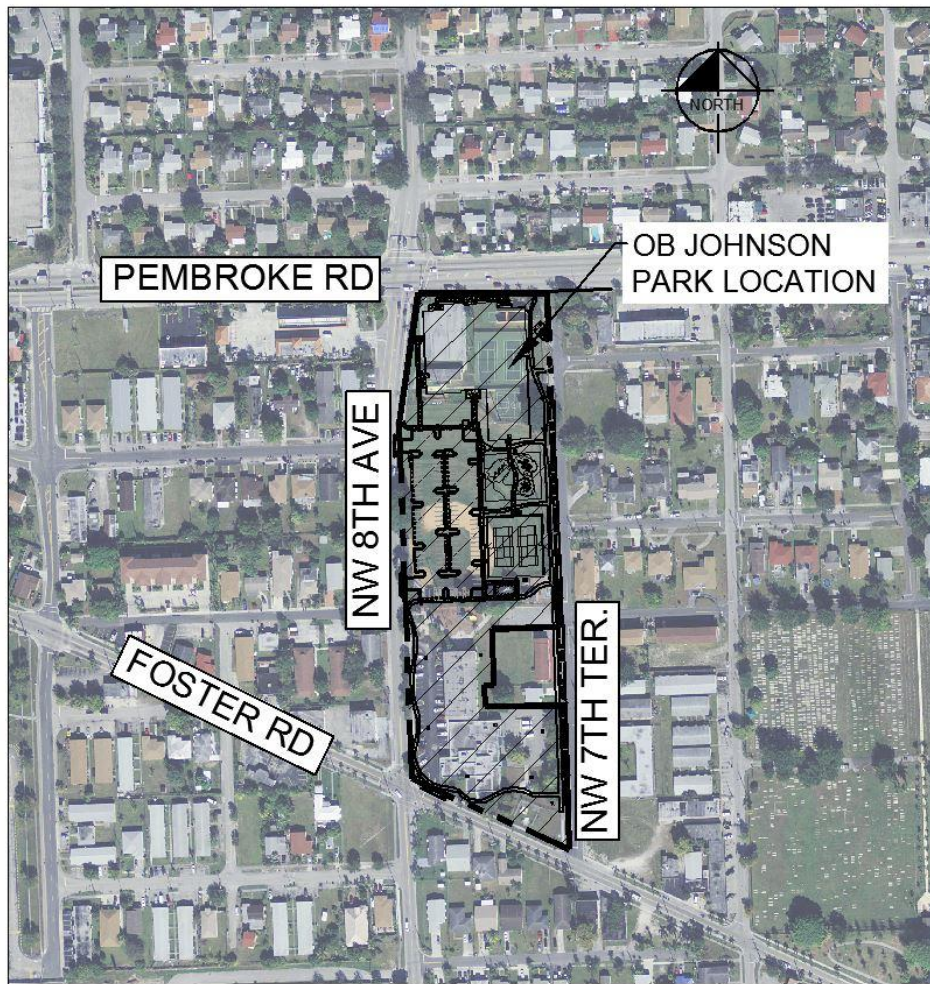
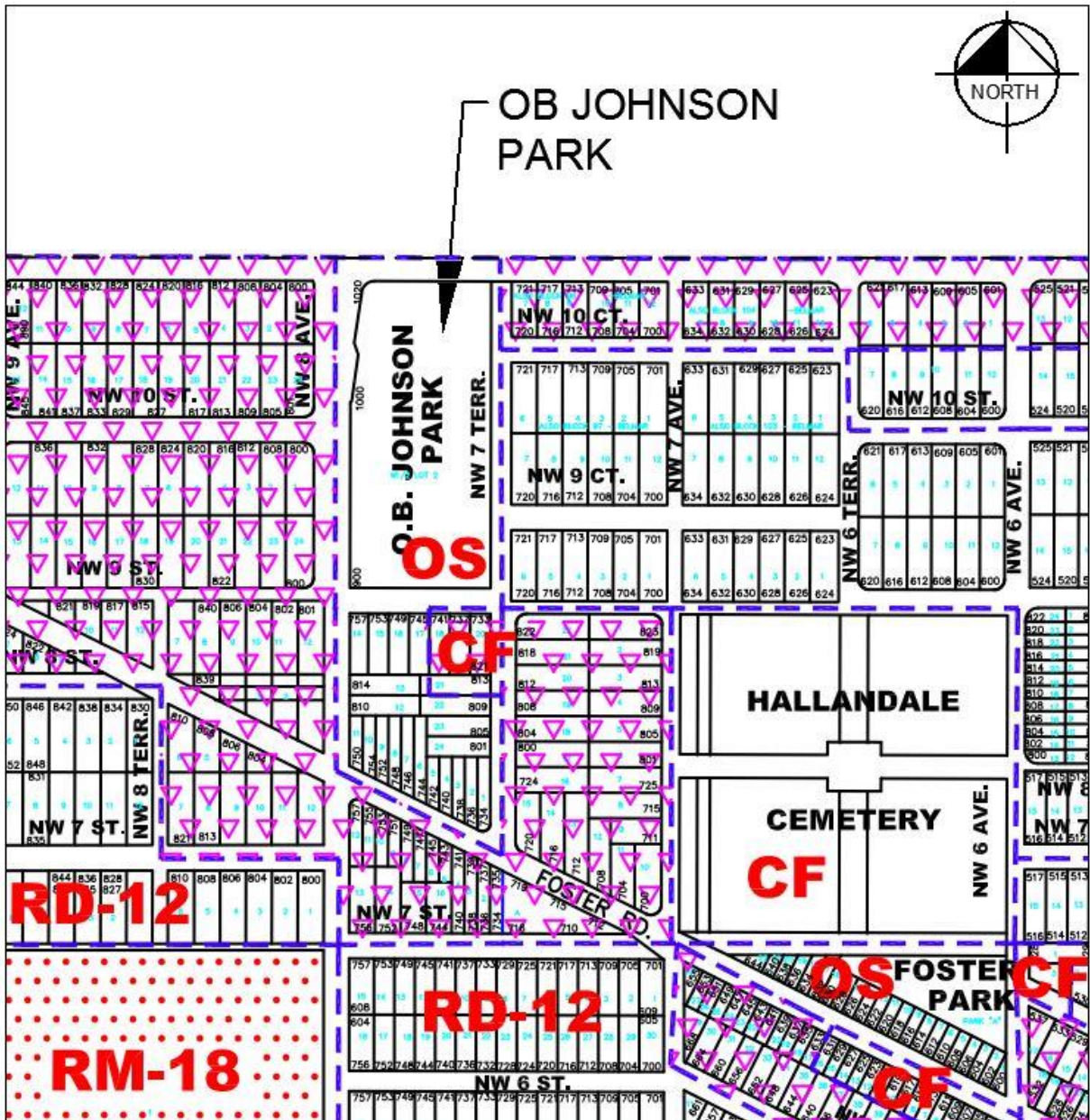


Figure No. 2 – City of Hallandale Beach: Present Zoning Map



Project Description

Proposed at this subject site is a Major Development for a LEED Certified 41,984 square foot intergenerational facility with a basketball gymnasium, teen center with a recording studio, a weight room, student classrooms and a senior citizen area. The site will also include two (2) outdoor tennis courts, children’s playground, open grass area and associated surface parking.

Currently, this 5.98 acre site serves as a public park for the City of Hallandale Beach. The existing facilities on the park consist of a 13,148 SF Community Center aka Hepburn Center and a 14,906 SF basketball gymnasium that also includes a teen center. The existing park amenities include a children’s playground, two (2) racquetball courts, two (2) outdoor tennis courts, one (1) basketball court, a baseball field and associated site parking.

The applicant is requesting the following:

- Major Development Review

Major Development Review Standards

Consistent with the Comprehensive Plan

The existing Future Land Use Designation of Open Space (OS) is consistent with the proposed park development. The subject site meets minimum lot width and area.

District Use and Intensity, Development Standards

The site is in compliance with all dimensional and development regulations as follows:

Site Setbacks

Setbacks have been met and exceeded.

Table No. 1 – Setbacks

Setback	Required	Provided
Front (North) (Pembroke Road)	TBD	15.5'
Side Street (West) (NW 8 th Avenue)	TBD	23.3'
Side Street (East) (NW 7 th Terrace)	TBD	31.7'
Rear (South) Foster Road	TBD	314.8'

Required Parking for Existing Uses

Table No. 2 – Required parking spaces for existing uses

Use	Required Parking
13,148 SF Hepburn Center (1/400 SF)	33
14,906 Basketball Gymnasium (1/400 SF)	37
Racquetball Court (2/court)	4
Basketball Court (5/court)	6
Tennis Court (2/court)	4
Baseball Field (20/diamond)	20
Playground	4
Total Required Parking	108

Required parking spaces based on Parking Study provided by Kimley-Horn & Associates = 70 Parking Spaces

Total provided existing parking onsite = 65 Parking Spaces*

***Including two (2) handicap parking spaces.**

Required Parking for Proposed Uses

Table No. 3 – Required parking spaces for proposed uses

Use	Required Parking
41,984 SF Intergenerational Center (1/400 SF)	105
Tennis Court (2/court)	4
Multipurpose Field (16/field)	16
Playground	4
Total Required Parking	129

Proposed onsite parking provided =114 Parking Spaces**

Proposed offsite/on-street parking provided =18 Parking Spaces

Total proposed parking provided (onsite and offsite/on-street parking) =132 Parking Spaces**

****Including six (6) handicap parking spaces.**

Landscape

The attached landscape plan provides a breakdown of required and provided landscaping.

Concurrency Standards

A Circulation plan is provided showing street connectivity, emergency and service vehicle access, vehicle stacking, turning radii, traffic calming measures and pedestrian access. Additionally, the subject site will satisfy drainage requirements.

Stormwater Design

The existing stormwater drainage system collects all of the runoff from the parking and road areas. Based on Broward County Surface Water Management Records, this property does not have an existing Surface Water Management License. The existing drainage system will be removed or abandoned in place in order to accommodate the changes in the proposed redevelopment.

The proposed stormwater system is composed of drainage structures interconnected with each other to collect the runoff from the parking lot and impervious areas. The collected runoff is then routed to the proposed onsite retention area for ground percolation. The retention area and exfiltration trench have been provided to meet water quality requirements in accordance with the City of Hallandale Beach, South Florida Water Management District (SFWMD) and Broward County Environmental Protection and Growth Management Department (BCEPGMD) criteria. Site flood protection, water quantity and all associated drainage requirements will be addressed by the proposed drainage system.

The project within the FEMA Flood Map is located in a 0.2 PCT Annual Chance Flood Hazard Zone. However, the proposed building finished floor elevations have been set above surrounding crown of road elevations.

Wastewater Design

The wastewater system closest to this property is owned and maintained by the City of Hallandale Beach. Based on the survey performed by Gibbs Land Surveyors and confirmed by the as-built documents provided by the City, the available gravity sanitary sewer system is located on the West and East side of the property along NW 8th Avenue and NW 7th Terrace.

The existing buildings with a total area of 28,054 sq. ft. connect to the sanitary sewer system through the use of laterals. The existing multiple laterals will be plugged, grouted, abandoned and replaced with a single lateral connection from the proposed building of 41,984 sq. ft. on NW 8th Avenue. The net increase of wastewater demand is estimated to be within the City's wastewater capacity.

Table No. 4 – Existing and Proposed Estimated Wastewater Demand

Existing Conditions				
	SQ. FT.	USAGE	UNITS	WASTEWATER DEMAND (GPD)
Hepburn Center	13,148	Office/Community Center (Other)	0.18GPD/SQ. FT	2,366.64
Basketball Gymnasium	14,906	Gym	0.18GPD/SQ. FT	2,683.08
Proposed Conditions				
	SQ. FT.	USAGE	UNIT	WASTEWATER DEMAND (GPD)
Buildings *	43,244	Intergenerational Center	0.18GPD/SQ. FT	7,783.92

**Includes Main and Field Buildings*

Net Increase in Wastewater Demand	2,734.20 GPD
Total Estimated Wastewater Demand	7,783.92 GPD

Potable Water Design

The exiting water system shown on the survey provided for this project is consistent with the potable water as-builts provided by the City. The potable water system is owned and maintained by the City of Hallandale Beach and is available on the West and East side of the property along NW 8th Avenue and NW 7th Terrace. Existing buildings have various connections to the water main system. The design proposes to cap and abandon all unnecessary water services and provide a single water service connection from NW 8th Avenue to the proposed building.

Table No. 5 – Existing and Proposed Estimated Potable Water Demand

Existing Conditions				
	SQ. FT.	USAGE	UNITS	WATER DEMAND (GPD)
Hepburn Center	13,148	Office/Community Center (Other)	0.20GPD/SQ. FT	2,629.60
Basketball Gymnasium	14,906	Gym (Other)	0.20GPD/SQ. FT	2,981.20
Proposed Conditions				
	SQ. FT.	USAGE	UNIT	WATER DEMAND (GPD)
Buildings *	43,244	Intergenerational Center (Other)	0.20GPD/SQ. FT	8,648.80

**Includes Main and Field Buildings*

Net Increase in Water Demand	3,038.00 GPD
Total Estimated Water Demand	8,648.80 GPD

Solid Waste

All of the solid waste from the property will be collected onsite. A dumpster container has been incorporated to the proposed design and truck accessibility has been provided for weekly pick-ups. Various containers throughout the site have been provided for the community to easily dispose garbage adequately. Solid waste services are currently active at the site and the services are expected to continue after the redevelopment has been completed.

Table No. 6 – Existing and Proposed Estimated Solid Waste Demand

Existing Conditions				
	SQ. FT.	USAGE	UNITS	SOLID WASTE DEMAND (LBS)
Hepburn Center	13,148	Office/Community Center (Other)	8LBS/100SQ. FT OF GFA	1,052.00
Basketball Gymnasium	14,906	Gym	8LBS/100SQ. FT OF GFA	1,193.00
Proposed Conditions				
	SQ. FT.	USAGE	UNIT	SOLID WASTE DEMAND (LBS)
Buildings *	43,244	Intergenerational Center	8LBS/100SQ. FT OF GFA	3,460.00

*Includes Main and Field Buildings

Net Increase in Solid Waste Demand	1,215.00 LBS
Total Estimated Solid Waste Demand	3,460.00 LBS

Fire Protection

A series of fire hydrants and a fire department connection have been proposed in conjunction with existing fire hydrants in order to provide the fire protection needs of the new building and parking lot area.

Other Utilities

Coordination with FPL representative, Tyler Grant, has been made in order to provide the project with the required power the most efficient way as possible. Based on previous conversations with Mr. Grant, the existing FPL 3-phase transformer located on the East side of the property will suffice for the proposed redevelopment. An FPL easement will be provided along the East boundary of the property from the existing transformer location to the proposed building location on the north side of the property.

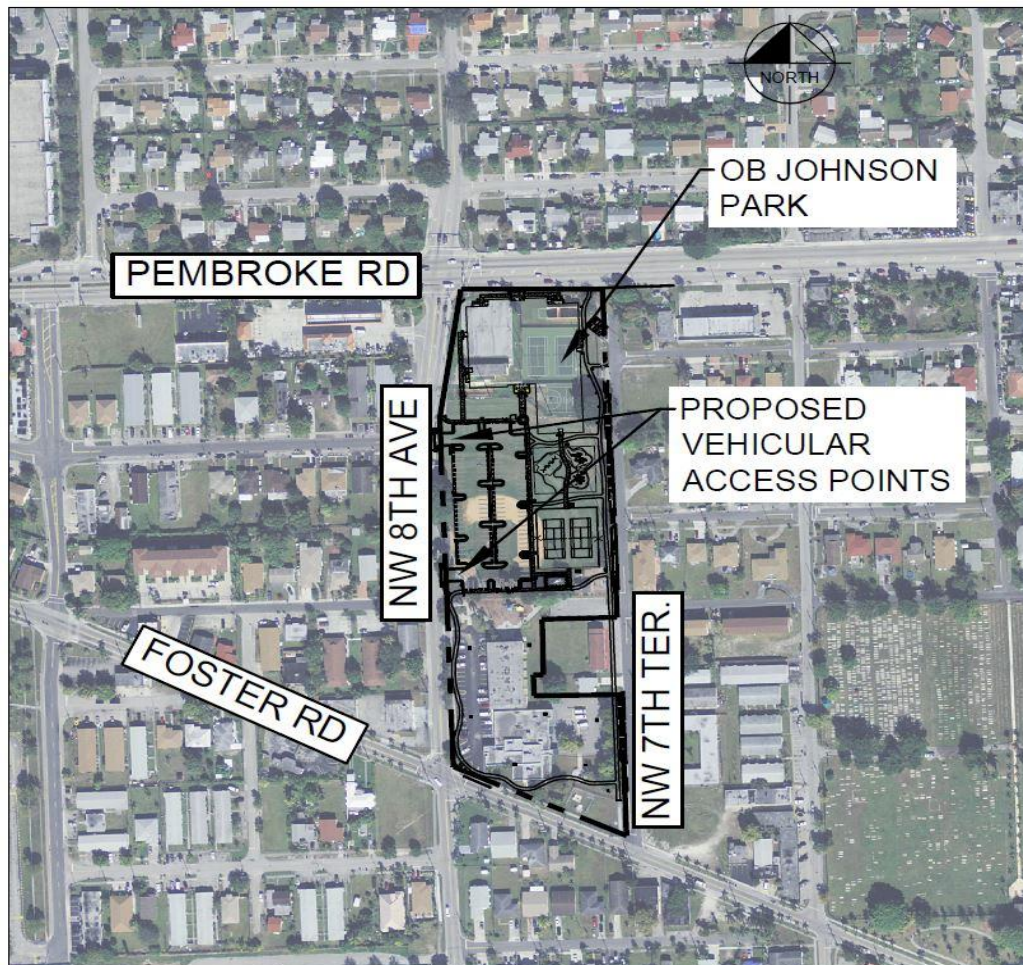
Police Protection, CPTED Standards for Natural Surveillance

The proposed park redevelopment has been designed where public safety is encouraged by the open space provided by the park. Most of the park is visible from all boundaries. Additional public safety is encouraged through the development of the CPTED Plan. The CPTED Plan aligns with CPTED principles that include Natural Surveillance, Access Control, and Territorial Reinforcement. Please see attached CPTED Plan which outlines the project design elements.

Traffic

No significant increase of traffic volume is expected to be generated by the redevelopment of the existing park. The site currently serves the community as a park and the land use is proposed to remain the same.

Figure No. 4 – Proposed Vehicular Access Points



School Facilities

No school facilities are expected to be impacted by the redevelopment of the project. School facilities requirements do not apply to the OB Johnson Park.

Parks and Open Space

The proposed park redevelopment has been designed to meet current City of Hallandale Beach criteria. The redevelopment provides various sport facilities to better serve the community needs.

Community Facilities

No community facilities outside of the project boundaries are expected to be impacted by the redevelopment of the project. The existing Hepburn Center Community Center and Basketball Gymnasium will be replaced by the proposed building shown on the plan.

Historical Aspects

There are no known historical aspects on the existing development site.

Scenic Vistas

The proposed redevelopment will enhance the existing scenery of the area. The proposed building is located on the north site of the property leaving the South, East and West boundary of the project with an open view to the park where the proposed play area, tennis courts and multipurpose field can be view from the streets. The proposed site plan also provides an asphalt path around the park for daily sunrise or sunset walks and runs.

Low- and Moderate Priced Housing

Low- and Moderate Priced Housing requirements do not apply to the OB Johnson Park.

Energy Conservation

The Multipurpose Facility at OB Johnson Park shall obtain LEED Certification and comply with all energy efficiency standards required by current codes. The building shall include LED lighting system, mechanical energy management system, high efficiency HVAC system, low water consumption plumbing fixtures, the use of recycled building materials and many other energy conservation measures like automatic sensor light switches

We appreciate your thoughtful consideration of this proposal. If there are any questions or concerns, please feel free to contact me at 954-535-5133.

Best Regards,



Stefano Viola, P.E.
Kimley-Horn and Associates, Inc.