Hallandale Beach
City Wide Parks Master Plan

City of Hallandale Beach, Florida

July 14, 2011

Updated Febrary 10, 2012

City Wide Parks Master Plan

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Chapter 1.0

Introduction

1.0 Introduction

1.1. PURPOSE AND INTENT

The City of Hallandale Beach embarked on the preparation of a comprehensive City Wide Parks Master Plan in order to provide a community driven and professionally prepared roadmap to improve public recreation and leisure facilities throughout the community. The professional team led by Bermello Ajamil & Partners and Ballard King & Associates was chosen to carry out this City Wide Parks Master Plan.

From its outset, the City Wide Parks Master Plan was intended to provide a community forum to gather neighborhood preferences in order to improve recreation facilities and program offerings in both the short and long term horizons. With this intent in mind, the goals established for the City Wide Parks Master Plan were further defined to more clearly understand the Master Plan purpose. These over arching goals are to:

- Create a city-wide system of park and recreation venues that meet the needs of the citizens of Hallandale Beach;
- Set Hallandale Beach as a model of cities;
- Enhance the quality of life for all citizens;
- Improve the neighborhoods; and,
- Maintain and enhance the tax base.

To assist in reaching these goals a series of specific Project Objectives were established for the City Wide Parks Master Plan. These specific guiding objectives are to:

- Identify perceived and real community recreation needs;
- Maximize, to the greatest extent possible, the use of available recreation lands and facility resources;
- Provide for the rational and equitable distribution of recreational facilities throughout the City of Hallandale Beach and improve accessibility to said facilities; and,
- Plan park and recreation investments to create the greatest benefit for all citizens of Hallandale Beach, while limiting duplication of high maintenance facilities.

This City Wide Master Plan document outlines the process utilized to arrive at the City Wide Parks Master Plan, how the objectives of the

Images of various recreational activities

project were met and how the guiding goals/directions were met. The City Wide Master Plan provides park and recreation development policies, programs, and specific park designs. The City Wide Parks Master Plan is described in the following pages.

1.2. REPORT ORGANIZATION

The City Wide Parks Master Plan document is organized in twelve chapters that define the plan development process and the proposed Master Plan. These chapters are:

1. Introduction
2. Community Profile
3. Parks & Recreation Facilities Classifications and Trends
4. Community Survey & Preferences
5. Inventory of Recreation Lands and Facilities
6. Recreation Programs and Services Assessment & Recommendations
7. Department of Parks & Recreation Analysis and Recommendations
8. Funding Options

9. Master Plan Development Alternatives
10. Master Plan Development Concepts
11. Design Principles
12. Phasing Plan

1.3. PUBLIC OUTREACH PROCESS

The planning process was organized around a series of community workshops geared to gather input from all sectors and areas of the community.

B&A began by meeting with staff, the City Commission, and the Parks and Recreation Advisory Board followed by the Community Workshop Series No. 1 which were held during the month of July, 2010. Concurrently, as part of the Parks Master Plan, a needs assessment/analysis took place. Information from the Commission, staff, community meetings, online surveys, surveys from the schools, the City's Comprehensive Plan, Master Plan, and an inventory of the parks, programs and services was gathered.

An extensive interdepartmental outreach was carried out. One-on-one meetings were held with the Police Athletic League, Development Services Department, the City's Public Works Department and Human Services Department. Additionally, a City of Hallandale Beach employee workshop was held at the Commission Chambers to explain the process to staff and gather their input.

Images of various recreational sports fields

Community workshops were held in each of the City's distinct quadrant areas to ascertain full community input in the process. Two separate community meetings were held for each quadrant area. A final overall City Wide Parks Master Plan presentation was also held to gather final input and to present the City Wide Parks Master Plan findings and recommendations. The following is a list of community public meetings that were held during the project process.

1.3.1. Community Workshop Series No. 1 - Scoping Meetings

The Community Workshop Series No. 1 consisted of Scoping Meetings conducted with the residents of the five different quadrants of the City. At the workshops, the B&A Team introduced the City Wide Parks Master Planning process to the community and neighborhoods. One of the principal objectives of this exercise was to begin the interchange of ideas and preferences regarding recreation facilities throughout the City of Hallandale Beach.

The Consultant Team presented their understanding of the City, the goals and objectives of the project, the approach to project development, existing park conditions and the next steps in the planning process.

At each of the Community Workshops the findings to date on each of the parks was presented. During this first series of Workshops, the Consultant Team and City Staff administered the Parks Master Plan Survey. The Survey was prepared in order to obtain a more complete and balanced community response for the Parks Master Plan process, issues, concerns and aspirations.

Prior to Community Workshop Series No. 1, individual meetings were held with each of the City Commissioners, the Vice Mayor and the Mayor. The intent of the City Commission one-on-one meetings was to discuss and explain the planning process to the City's Elected Officials prior to meetings with the community at large. During these meetings, the B&A Team gathered comments and concerns of the City Commission which were incorporated into the presentation and planning process.

The Community Workshop Series No. 1 were held for the following City Quadrants and Parks at the indicated locations and dates:

- SE Quadrant - Held on July 14, 2010, 6:30 PM, at Bluesten Park, 501 SE 1 Avenue, Hallandale Beach, Florida
- NE Quadrant - Held on July 17, 2010, 10:00 AM, at Scavo Park , 900 Three Islands Blvd.., Hallandale Beach, Florida
- SW Quadrant - Held on July 17, 2010, 1:00 PM, at Ingalls Park, 735 SW 1st Street, Hallandale Beach, Florida
- NW Quadrant – Held on July 24, 2010, 10:00 AM, at OB Johnson Park, 900 NW 8 Avenue, Hallandale Beach, Florida
- A1A/Beach Quadrant - Held on July 24, 2010, 1:00 PM, at North Beach Municipal Building, 2801 E. Hallandale Beach Blvd., Hallandale Beach, Florida

From the information gathered during these meetings and further analyses of community and local school recreation surveys, the consultant team prepared a Recreation Needs Analysis to establish recreation facilities and program needs.

After the first series of meetings, the City Wide Parks Master Plan entered its second stage of project preparation where, based on the community input, Needs Assessment requirements and consultant evaluations, the alternative city-wide park development scenarios as well as specific designs and recommendations for a selection of the City's parks were prepared. Community presentations of the proposed parks were carried out in the month of March, 2011.

1.3.2. Community Workshop Series No. 2 - Alternative Development Plans

This series of public meetings were held as follows:

- SE Quadrant - Held on March 12 , 2011, 10:00 AM, at Bluesten Park, 501 SE 1 Avenue, Hallandale Beach, Florida
- NE Quadrant - Held on March 12 , 2011, 1:00 PM, at the North Beach Community Center, Hallandale Beach, Florida
- SW Quadrant - Held on March 19 , 2011, 10:00 AM, at Ingalls Park, 735 SW 1st Street, Hallandale Beach, Florida
- NW Quadrant – Held on March 19 , 2011, 1:00 PM, at OB Johnson Park, 900 NW 8 Avenue, Hallandale Beach, Florida
- A1A/Beach Quadrant - Held on March 12 , 2011, 1:00 PM, at the North Beach Community Center, Hallandale Beach, Florida

1.3.3 City Commission Presentation/Public Hearing

Following the Community Workshop Series No. 2, the Consultant Team made a presentation to the City Commission of the proposed plans:

- City Commission Presentation/Public Hearing – Alternative Park Plan Selection and Recommendations – Held May 16th, 2011, 4:00 PM, at the Commission Chambers, City Hall, City of Hallandale Beach

Various Park Activities

During this Public Hearing duly advertised and open to the public, the City Commission reviewed the various proposed plans for each of the parks, evaluated each proposal and voted to select a preferred option for each of the parks. The Preferred Options were subsequently further detailed by the Consultant Team for final City Wide Parks Master Plan preparation.

- Final Presentation to City Commission – The City of Hallandale Beach City Wide Parks Master Plan Final Report was presented to the City Commission for adoption on July 14th, 2011.

1.4. PLANNING PROCESS

The planning process was organized around a series of community workshops geared to gather input from all sectors and areas of the community. Community workshops were held in each of the City's distinct quadrant areas to ascertain full community input in the process as indicated in the previous section, Public Outreach Process. Two separate community meetings were held in each quadrant. To present the City Wide Parks Master Plan findings and recommendations, a final meeting and presentation open to the public was conducted with the City Commission.

A rigorous Recreation Needs Analysis was undertaken to evaluate passive and active recreation needs. An Evaluation of Existing Park Facilities and Recreation Programs provided the basis to compare how identified needs were being met and the issues and opportunities present in the passive and active recreation offerings. Specific Park Improvement Plans are provided for each park and needed new facilities have been identified. These analyses, recommendations and designs were done under the mantle of the community workshops. The resulting Capital Improvements Plan provides the framework for the short and long term investments needed to improve the parks and recreation facilities.

The planning process consisted of eight steps to reach the final City Wide Parks Master Plan. These steps are shown in the following graphic, the B&A Park Master Planning Process.

The B&A Park Master Planning Process

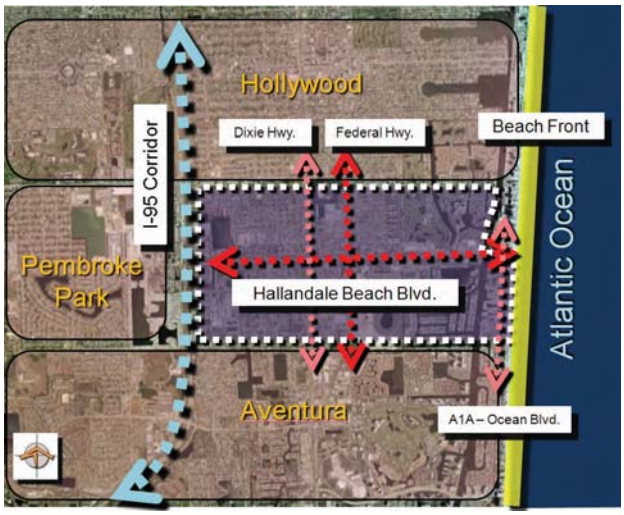
Chapter 2.0

Community Profile

2.0 Community Profile

2.1. REGIONAL CONTE T

The City of Hallandale Beach forms part of the conurbation, the continuous urban development that stretches along the Atlantic Coast of South Florida from South Miami Dade north almost uninterrupted to the City of Jacksonville. Located immediately north of the Miami-Dade County line and bordering the City of Aventura on the South, the City of Hollywood on the north, the City of Hallandale Beach is bordered by I-95 on the west, County Line Road NE 215th Street/SE 11th Street on the south, Pembroke Road on the north, and the Atlantic cean on the east.



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The City of Pembroke Park is located on the west side of I-95 to the west of Hallandale Beach. The Intracoastal Waterway separates the mainland from Hallandale Beach, the City's namesake. The City of Hollywood's barrier island borders on the north of Hallandale Beach's barrier island and the City of olden Beach borders on the south.

2.2. URBAN PLAN CHARACTERISTICS

The City of Hallandale Beach's urban form is a rectangle bisected by major north-south and east-west roads that define discrete sections and neighborhoods. A bedroom community composed of large residential sectors, the major thoroughfares in both the north-south and east-west direction create commercial corridors that serve to define sectors of the City of Hallandale Beach.

r an orm Ma

Major uses occupying substantial amounts of land area create urban landmarks throughout the City. ulfstream Park Thoroughbred Race Track and Casino occupy a major tract of land along South Federal Highway S1 and is a noted landmark in this urban corridor. The recent construction of ulfstream Village, a specialty retail center that is part of the ulfstream complex,

Vie s of ulfstream asino an ommercial evelo ment

has established this gaming venue as a major regional retail and entertainment center. When fully completed, the mixed use project will have a total of 750,000 square feet of gross leasable retail area including major restaurants and a cinema complex; 1,500 residential units; 140,000 square feet of office space and parking in both surface and structured areas for more than 7,000 vehicles.

Hallandale Beach Boulevard is the east-west central spine of the City and defines the north sections to Pembroke Road; and south sections to the County Line. The South Dixie Highway and the Florida East Coast Rail Line that parallels this road, define east and west sections. The Intracoastal Waterway defines Hallandale Beach on the east side of the City and separates the Beach community from the mainland neighborhoods.

Vie s along the Intracoastal ater a

For the purpose of the City Wide Parks Master Plan, the City was divided into five quadrants which are:

- Northeast Quadrant - defined by Hallandale Beach Boulevard on the south, the Intracoastal Waterway on the east, South Dixie Highway on the west and Pembroke Road on the north.
- Northwest Quadrant – defined by Hallandale Beach Boulevard on the south, South Dixie Highway on the east, I-95 on the west, and Pembroke Road on the north.
- Southwest Quadrant - defined by County Line Road (NE 215th Street on the south, South Dixie Highway on the east, I-95 on the west, and Hallandale Beach Boulevard on the north.

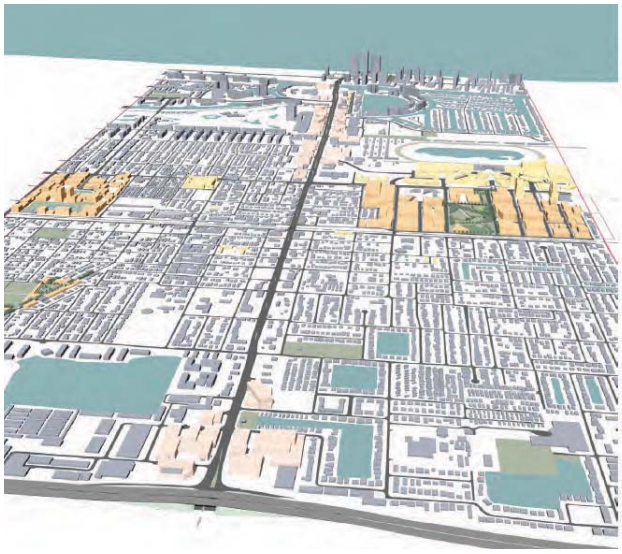
tu Area ua rant Boun aries

- Southeast Quadrant – defined by County Line Road, NE 215th Street on the south, the Intracoastal Waterway on the east, South Dixie Highway on the west and Hallandale Beach Boulevard on the north.

- A1A/Beach Quadrant - defined by the Intracoastal Waterway on the west, the Atlantic cean on the east, the City of Hollywood on the north and the City of olden Beach on the south.

2.2.1. The City Wi e Master Plan

The Hallandale Beach City Wide Master Plan was adopted by the City of Hallandale Beach in February, 2009. The City Wide Master Plan objectives/goals as they relate to the Citywide Parks Master Plan include proposals for Peter Bluesten Park, Chaves Lake and access recommendations.



verall mo el from it i e Master Plan

The City Wide Master Plan CWMP proposed the incorporation of Peter Bluesten Park into a new Town Center in order to create a Premiere Civic Space . The City Wide Master Plan proposed the park to be urban rather than suburban in design, with passive uses and spaces emphasized over recreational fields, as quoted from the CWMP. It also proposed providing shared civic space for everyday uses, special events and weekly activities such as a farmer's market.

Peter Bluesten Park once t from it i e Master Plan

The B&A Consultant Team has evaluated this proposal in the context of available recreational lands, community recreational needs, and the future potential availability of additional land in close proximity to Peter Bluesten Park.

The CWMP also proposed the addition of a parking structure with ground level retail at South Beach Park. The Consultant Team evaluated this proposal, presented the community with several detailed site plan alternatives that incorporated the construction of a 400 vehicle parking deck and has gathered community input on this proposal. The findings are outlined in Chapter 9.0.

In addition, the CWMP proposed that Chaves Lake be developed as a lake oriented nature park which would wrap around Chaves Lake and the high school. This concept has also been evaluated as part of the City Wide Parks Master Plan. Various park design alternatives were presented to the City and the community for review and comment. The intent of the CWMP was incorporated into the development of options for the improvement of Chaves Lake.

Additional initiatives proposed by the CWMP included providing

haves ake ature Park once t from it i e Master Plan

enhanced public access to the Intracoastal Waterway and recreational activities on the water. The CWMP also proposed increasing the overall shade canopy for the City to a minimum of 30 .

ha e cano in a allan ale Beach Pla groun

2.3. DEMOGRAPHIC RE IEW

When the basic demographic characteristics of the City of Hallandale Beach as a whole are analyzed, the following points can be made Data from Broward County .

- The population of the city was estimated at 39,695 in 2010 with projections of 45,282 by 2020.
- There were estimated to be approximately 19,858 households in 2010.
- It estimated that the seasonal population during the winter jumps to 49,000.
- The median age is 52.7 while the national median age is only 37.0 in 2010. However, there are indications that the population is beginning to turn over with younger residents replacing the older population. ver the next 10 years this could result in a decrease in the median age.
- Median household income is 36,513 compared with 54,442 nationally.
- The ethnic makeup of the community is:

Ethnicity	Percentage
White	72.2
Black	18.3
American Indian	.4
Asian/Pacific Islander	1.3
ther Race	4.3
Two or More Races	3.5
T TAL	100
Hispanic rigin	28.7

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

ua rant o City	2	2	2 1	2 1	2 2
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 1**	**3 3**	**3**	**42 2**	**4 2 2**

- 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 ua 1	NW ua 2	SW ua 3	SE ua 4	A1A/Beach ua
nder 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:

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

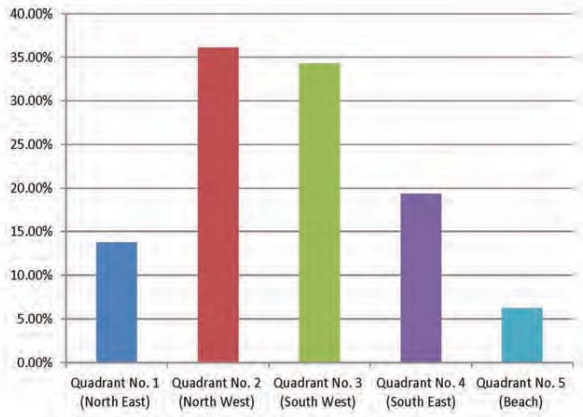
Quadrant 5 has the highest median household income level, followed by quadrant 3.

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.

2010 - Income Distribution by Quadrant

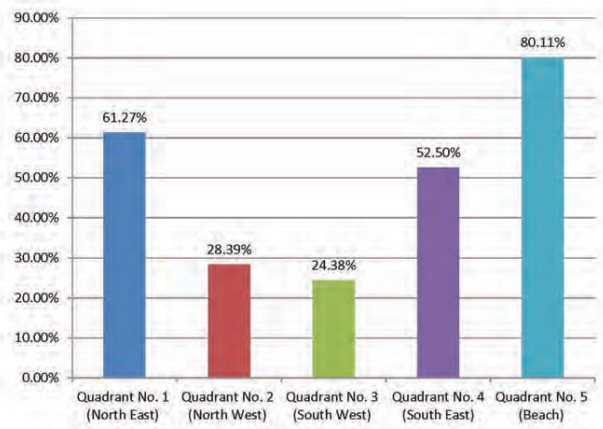
2010 - Population Distribution 5 to 29 ears of Age by Quadrant



Quadrant No. 1	Quadrant No. 2	Quadrant No. 3	Quadrant No. 4	Quadrant No. 5
$34,129	$26,139	$36,145	$35,685	$43,889

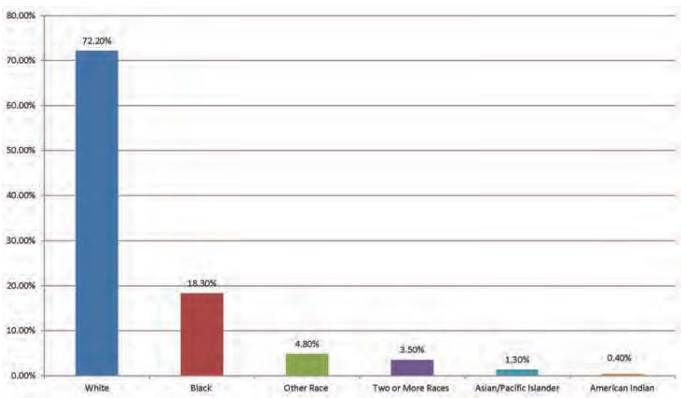
Quadrant No. 1 (North East)	Quadrant No. 2 (North West)	Quadrant No. 3 (South West)	Quadrant No. 4 (South East)	Quadrant No. 5 (Beach)
13.80%	36.08%	34.28%	19.37%	6.24%

2010 - Population Distribution ver 50 ears of Age by Quadrant



Quadrant No. 1 (North East)	Quadrant No. 2 (North West)	Quadrant No. 3 (South West)	Quadrant No. 4 (South East)	Quadrant No. 5 (Beach)
61.27%	28.39%	24.38%	52.50%	80.11%

2010 - Population Distribution by Race



White	Black	Other Race	Two or More Races	Asian/Pacific Islander	American Indian
72.20%	18.30%	4.80%	3.50%	1.30%	0.40%

Chapter .0

Parks & Recreation Facilities Classifications and Trends

3.0 Parks & Recreation Facilities Classifications and Trends

3.1. ACILITIES CLASSI ICATIONS

As part of the Master Plan, it is beneficial to develop a common classification system for the City's park and open space amenities. It should be noted that there are a variety of classification systems that are utilized in the profession and different levels of development that are often designated for certain park amenities.

- **Small Neighborhoo Parks**
  Site size - less than 5 acres
  Focus - mainly passive use but can have limited active recreational opportunities.
  Service area – one-quarter to one-half mile radius.

- **Large Neighborhoo Parks**
  Site size – 6-14 acres
  Focus – designed to provide neighborhood based play fields for baseball, soccer, and football, playgrounds, courts and picnic areas.
  Service area – one-half to one mile radius.

- **Community Parks**
  Site size – 15+ acres
  Focus – designed to provide lighted athletic fields, large playgrounds, recreation center, picnic areas and swimming pools.
  Service area – one to three mile radius.

- **Regional Parks**
  Site size – 50+ acres
  Focus – a one of a kind facility such as a sports complex, stadium, auditorium or large natural resource.
  Service area – three to ten mile or more radius.

- **Natural/Preservation Areas**
  Open space areas of various sizes that remain in a natural setting.

- **Green ays**
  Linear park areas that follow water ways, transportation corridors or other natural features (beaches, etc.). These areas can either be left in their natural condition or be more developed with turf grass and other park features.

- **Speciali e acility**
  Focus – unique facilities such as marinas, swimming pools, nature/interpretative center, dog parks, amphitheater, tennis centers and golf courses.

The following is a breakdown of basic specialized facilities.

Aquatic Centers
Aquatic centers or swimming pools are usually developed on three levels.

Neighborhood - Smaller pools that are designed to serve specific neighborhoods. The bather load is often less than 200. These amenities are usually built and maintained by a developer or homeowners association adjacent to a neighborhood park.

Community - Larger pools that serve a community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 400 to over 1,000. They are developed as part of a community park. A usual standard is 1 per 25,000 population or a certain square footage per resident.

Regional - These are large water parks that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,000 or more. These are often developed through a partnership with other organizations. They would be located in a regional park or as a stand alone facility. A usual standard is 1 per 50,000 to 100,000 population.

Recreation/Community Centers
Recreation/Community centers are usually developed on three levels.

Clubhouse/Community Building – smaller buildings that are designed to serve as a community room for individual neighborhoods. The size is usually less than 5,000 sq.ft. and requires less than 3 acres. These

amenities are usually built and maintained by a developer or homeowners association and are often located next to a neighborhood pool or park.

Community Center – are larger community buildings with multiple, more passive use, spaces that serve a community. These vary in size and amenities and can range from 5,000 to over 20,000 sq.ft. and require 3-5 acres. The usual standard is 1 per 10,000 in population. This level of center can also be combined with a comprehensive community recreation center or community aquatic center. These centers are usually part of a community park.

Comprehensive Community Recreation Center – this is a large center that contains both active (pool, gym, fitness, etc.) and passive use elements (community rooms) and is designed to serve a substantial geographic area (50,000 or more). The facility is usually over 40,000 sq.ft. to as much as 70,000 sq.ft. and requires 8 acres or more. These are often developed through a partnership with other organizations or other groups (YMCA, etc.). These centers are normally part of a community or regional park.

Performing Arts Center
A performing arts center is a regional indoor facility with a large theater. Seating can vary from 300 to over 1,000. The center can be 30,000 to 70,000 sq.ft. and requires 8 acres or more. This type of center is normally developed by a number of organizations or large communities (over 50,000 population). They can be located as part of a larger civic campus, in conjunction with a comprehensive recreation center, or as an amenity in a regional park.

Sports Complex
A youth or adult oriented sports complex (50-100 acres) with a series of lighted game fields for baseball/softball (6 to 8 fields in a wagon wheel with central restrooms/concessions/press box) and football/soccer (6-12 fields with central restrooms/concessions/press box). The complex could also include a stadium for either or both sports. A sports complex is built in a regional park.

Tennis Center
An 8-12 lighted court complex on 2-3 acres that has a stadium court, central restroom, concession, and pro-shop area.

Amphitheater
An amphitheater can be either a community sized amenity (under 1,000 seats, some permanent and some lawn with a small stage and storage area) or a large regional facility (1,000 to 2,000 seats, some permanent and some lawn with a large covered stage, restrooms and concessions). An amphitheater requires 2 to 4 acres of land with a community facility being located in a community park and a regional facility in a regional park.

Festival/Event Area
A large open park area (some areas in turf others hard surfaced) that can be used as a site to host community wide special events, festivals, and even a farmers market. Adequate parking, restroom facilities, water and power must be available on or immediately adjacent to the site. This area could be up to 5 acres or more in size.

Nature Center/Interpretive Center
A small indoor and outdoor space (usually under 10,000 sq.ft.) for viewing and observing nature as well as for classroom space and exhibits. A nature center is located in conjunction with a preservation area. One nature center per 50,000 population or more is recommended.

Adventure Sports Park
Can include a variety of amenities.

Skate Park – a lighted, concrete structure with bowls, streetscapes and a variety of ramps. A total of 20,000 to 25,000 square feet. A single large skate park is recommended. This can be located in a community or regional park.

BMX Track – a lighted dirt track area on a 2 to 3 acre site. A single large BMX track is recommended. This can be located in a community or regional park.

In-line Hockey Rink – a lighted 185’ x 85’ rink with full dasher board system. These can be built in pairs at a single location in a community or regional park.

Rock Climbing or Boulder Wall – an outdoor artificial rock wall for climbing.

City of Hallandale Beach Specialized Recreational Facilities Availability

Park/Recreation Area Classification	Northeast Quadrant I			Northwest Quadrant II			Southwest Quadrant III			Southeast Quadrant IV				A1A/Beach Quadrant V	
	City Marina	Joseph Scavo Park	Sunrise Park	Foster Park	B.F. James Park	O.B. Johnson Park	Ingalls Park	Sunset Park	Historic Village	Peter Bluesten Park	Golden Isles Park	Golden Isles Tennnis Center	City Hall Complex	North Beach Park	South Beach Park
Aquatic Centers															
Neighborhood Pool															
Community Pool															
Recreation Community Centers															
Community Building															
Community Center															
Comprehensive Community Recreation Center															
Performing Arts Center															
Sports Complex															
Tennis Center															
Amphiteater															
Festival Event Area					Future Long Term Town Center Facility Intent										
Nature Center															
Adventure Sports Park															
Beach															
Boat Launch/Marina															
Golf Course															
Dog Park															
Trails															

Existing Facility Proposed Facility Multi-Use Community Space, moveable seats

it of allan ale Beach eciali e ecreational acilities Availa ilit

Disc Golf Course – a course that is usually nine holes that is laid out over a more natural area of a park.

Beach
A sand beach area that will often have paved parking, pavilions, guard stands and even restroom facilities with outside showers.

Boat Launch/Marina
With the presence of natural bodies of water or access to other waterways a boat launch and/or marina is possible. The size of these amenities must match the size of the water area. For smaller lakes less than 20 acres there will need to be limited amenities and a focus on smaller water craft. For larger bodies of water and ones that have access to other waterways the ability to handle larger boats may be necessary.

Golf Course
A 9 or 18 hole course that includes a clubhouse, teaching area and driving range. Courses are usually stand alone recreation facilities but can be located as part of a large regional park as well.

Dog Park
A dog park should be a fenced area of 1 to 3 acres with the ability to close off different sections. Water, benches and shade are necessary. Smaller dog parks can be located in large neighborhood parks while larger dog parks are more appropriate in community or regional parks.

Trails
Trails are often categorized into 3 areas:

1. Neighborhood – are usually trails that circle a neighborhood or community park and are usually hard surfaced and 6 to 8 feet wide.

2. Community – these trails will usually connect various community amenities such as schools, community parks, regional parks, recreation/community centers, aquatic center, shopping areas and other civic buildings. These trails are hard surfaced and can be 10-12 feet wide.

3. Regional – community trails can connect with a regional trail system that is developed in conjunction with other neighboring cities or districts and will allow for longer trips. These trails are hard surfaced and can be 10-12 feet wide.

3.2. PAR S AND RECREATION TRENDS

To assist in the process of developing a parks and recreation master plan for Hallandale Beach, it is helpful to understand some of the trends that are being seen nationally with parks and recreation. However, it should be noted that each city is unique and the area of the country has a strong bearing on trends and other operational factors.

- Recreation programming has become very diverse with offerings in the following main areas.
  - Sports – youth and adult
  - Fitness and wellness
  - Aquatics
  - Cultural arts
  - Youth (non sports)
  - Teens
  - Seniors
  - Special populations
  - Special interest
  - Outdoor education and adventure
  - Special events
  - Family focused activities

- Many of these programs are offered with shorter sessions (two to three classes) or on a drop-in pay as you go basis (especially fitness). In addition, there has also been a concerted effort to integrate conventional recreation programming with community based social service programs. Most of the social service programs are offered by other community based agencies.

- Providing such a wide variety of recreation programs and services has required recreation departments to contract for a significant number of services and/or act as a clearing house or community organizer of other organizations that provide recreation programs and services. Cities simply have been unable to provide all the demanded programs and services to a community on their own.

- The types of facilities that are now being provided by parks and recreation departments have also become more diverse and now often include.
  - Neighborhood parks (less than 15 acres, often provided by homeowners associations and others)
  - Community parks (15-50 acres)
  - Regional parks (50-200 acres)
  - Open space or preservation areas
  - Trails
  - Specialized facilities
    - » Aquatic Centers
    - » Ice Rinks
    - » Recreation/Community Centers
    - » Performing Arts Center
    - » Sports Complex
    - » Amphitheater
    - » Tennis Complex
    - » Nature/Interpretive Center
    - » Adventure Sports (BMX, skateboard park, etc.)
    - » Boat Launch/Marina
    - » Golf Course
    - » Dog Park
    - » Beach Facilities

- There has been a much stronger emphasis on open space acquisition and trails development in the past 10 years than most other types of facilities.

- There has also been a much stronger emphasis on revenue generation with many cities now requiring their recreation divisions to be 100% self supporting of all direct costs. Most tax dollars are reserved for parks and facility maintenance, overall administration of the department and capital improvements.

- Increasingly, more operation, administration, and maintenance functions are being contracted to outside vendors to reduce costs and staffing.

- A greater emphasis on partnering with other recreation and parks providers to develop and manage amenities and programs.

3.3. CIT O HALLANDALE BEACH PAR S CLASSI ICATION

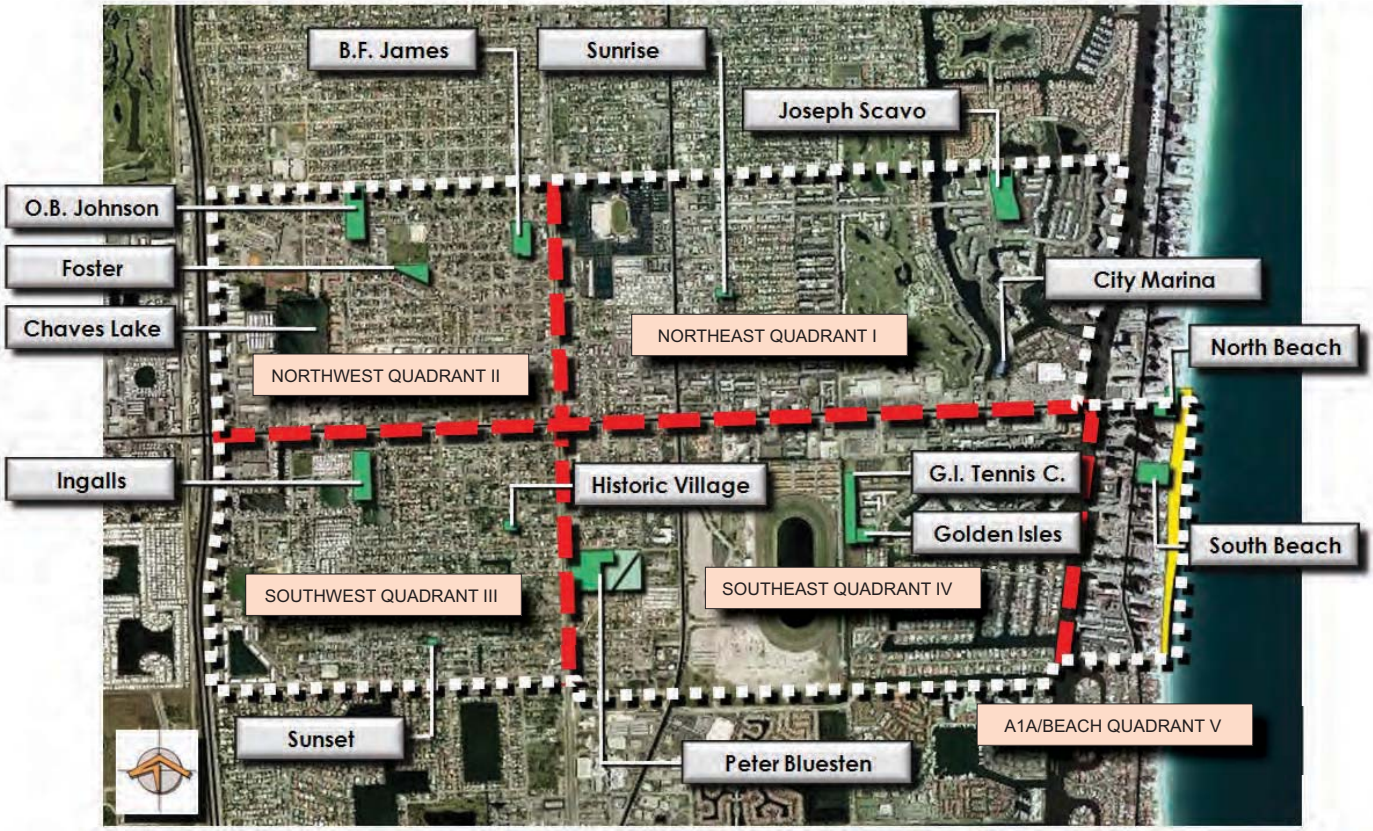
The drawing, City of Hallandale Beach Park Distribution by Quadrant (following page) identifies the location of all City of Hallandale Beach parks and recreation facilities and their respective City Quadrant location. These Parks are identified in the following table, City of Hallandale Beach Parks Classification. A detailed description of each park is presented in Chapter 5.0.

Park Service Radius	1/4 to 1/2 Mile	1/2 to 1 Mile	1 to 3 Miles	3 to 10 Miles	Not Determined		
Park Classification	Small Neighborhood Park (Less than 5 Acres)	Large Neighborhood Park (6 to 14 Acres)	Community Park (15+ Acres)	Regional Park	Natural Preservation Areas	Greenways	Specialized Facilities
Northeast Quadrant							
Joseph Scavo Park		■					
City Marina							■
Sunrise Park	■						
Northwest Quadrant							
B.F. James Park		■					
O.B Johnson Park		■					
Foster Park	■						
Chaves Lake Park							■
Southwest Quadrant							
Ingalls Park		■					
Historic Village							■
Sunset Park	■						
Southeast Quadrant							
Bluesten Park			■				
Golden Isles Park	■						
Golden Isles Tennis Ctr.							■
A1A/Beach Quadrant							
North Beach Park	■					▒	■
South Beach Park						▒	■

■ City Primary Park Function

▒ City Secondary Park Function

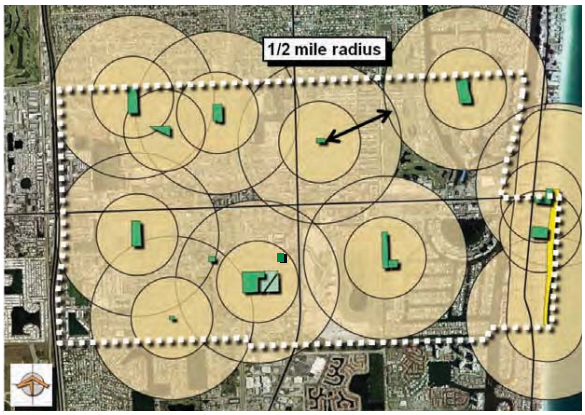
City of Hallandale Beach Parks Classification Table



Park istri ution ua rant Ma

3.3.1. Pe estrian an ehicular Access to City s Parks

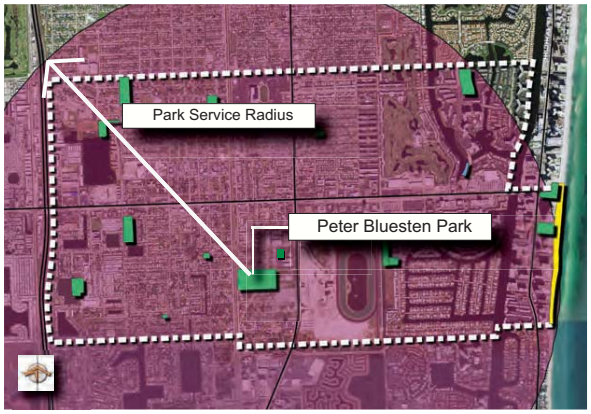
Most residents of the City of Hallandale Beach are within one quarter to one half mile of a recreation facility as can be seen from the drawing Small and Large Neighborhood Parks Service Radii. The table labeled City of Hallandale Beach Parks Classification identifies the land area and park classification type for each of the City's parks.



mall an arge eigh orhoo Park ervice a ii

3.3.2. City s lagship Community Park

Peter Bluesten Park with a land area of over 15 acres is the City of Hallandale Beach's largest park facility. It is a Community Park with a service radius that covers the totality of the City as can be seen from the drawing Peter Bluesten Park Service Radius. The City Wide Parks Master Plan recognizes the importance of Peter Bluesten Park as the City's flagship park and the need to make certain that its activities serve, in as much as possible, the recreation needs of the totality of the City of Hallandale Beach's residents.



Peter Bluesten Park ervice a ius

3.3.3. ully Built Out City

The City of Hallandale Beach is a fully built out city and there is limited vacant land available for new park development. Additionally, as can be expected in such a case, the cost of acquiring additional land is substantial.

3.3.4. City Parks Classification Distribution

City park classification distribution responds to the demographic make-up of the City of Hallandale Beach (please refer to Chapter 2, Demographic Review). The residential sectors of the City with the highest percentage of young population have Large Neighborhood Parks, such as OB Johnson Park in the Northwest Quadrant and Ingalls Park in the Southwest Quadrant. Peter Bluesten Park, a Community Park, serves the needs of the Southeast Quadrant and supplements all other City Parks providing sports fields.

The City of Hallandale Beach provides one Specialized Park, the Golden Isles Tennis Complex. In the near future, the City will provide the proposed City Marina at Three Islands Boulevard to be located in the Northeast Quadrant. As part of the City Wide Parks Master Plan, the reclaiming of Chaves Lake as a Specialized Park facility is also proposed.

While lacking specific and formal Greenways throughout the City, the City of Hallandale Beach has North and South Beach Parks that provide access to the beach and the linear park that a beach represents.

The City of Hallandale Beach depends on Broward County and the State of Florida for Regional Parks and Natural Areas. John U. Lloyd State Park, a beach front and natural preserve park is just north of Hallandale Beach. A number of other regional parks are within easy vehicle travel from the City of Hallandale Beach. Miami-Dade County also has a Greynolds Park within close proximity of the City of Hallandale Beach.

3.4. CIT O HALLANDALE BEACH LE ELS O SER ICE LOS

The City through its Comprehensive Plan has adopted some basic level of service figures for parks. This number is based on Broward County standards of 3 acres per 1,000 of population. Based on the projected population numbers the following requirements are listed.

ear	Pop.	Re uire Acreage	Current Acreage	Public Water ays	Di erence	Without Water ays
2010	38,287	115	53.71	142.68	+81.39	-61.29
2020	42,258	127	53.71	142.68	+69.39	-73.29

It is somewhat unusual for communities to count waterways as part of their total park acreage. Since this represents nearly 73% of the total acreage, the dependence on this element should be reduced to no more than 30% of the total.

With this change it would indicate that the city is significantly below the standard for parkland.

On the other side, it is not unusual for communities to count school district fields and other amenities in the standard if a formal agreement exists with the schools that allows and encourages community use.

Public Waterways	
Area	Acres
Rolen Acres Canal	1.51
Schaffer Park Canal	1.23
Sunset Lake Park	5.05
Golden Isles Waterway	94.80
DeSoto Waterway	4.09
Chaves Lake	35.00
City Marina Site	1.00
Total Public Waterways	**142.68**

The City of Hallandale Beach has an Inter-Local Agreement with the School Board of Broward County (SBBC) to use, during non-school hours, the school sports fields. If school district fields and other outdoor amenities are included, this would represent approximately 64.51 acres of additional park acreage. Often school property is counted at a 50% ratio.

Broward County School Board Property	
Facility	**Acres**
Hallandale High	34.9
Hallandale Adult Cultural Center	22.75
Gulfstream Middle School	6.86
Total Acres	64.51

Assuming these ratios, the table "Level of Service Analysis – Use of Waterways and School Board of Broward county Inter-Local Agreement Recreation Lands" indicates that the City of Hallandale Beach has sufficient recreation lands to meet present demand. Irrespective of how the waterways and SBBC properties are counted. It may also be, depending on future population growth, that there could be sufficient recreation land to meet long term demand for the year 2020 as indicated in the table.

Level of Service Analysis - Use of Waterways and School Board of Broward County Inter-Local Agreement Recreation Lands										
Year	Population	Required Acreage	Current Acreage	Public Waterways	SBBC Inter-Local Agreement Acreate	Total (Current Acreage +Public Waterways + School Board Lands)	Total Without Waterways and with School Board at 100%		Total With Waterways at 30% and With School Board Land At 50%	
							Total	Diff.	Total	Diff.
2010	38287	115	53.71	142.68	64.51	260.9	118.22	3.22	128.769	13.769
2020	42258	127	53.71	142.68	64.51	260.9	118.22	-8.78	128.769	1.769

Chapter 4.0

Community Survey & Preferences

4.0 Community Survey & Preferences

A series of public meetings were held in each quadrant of the city and participants were asked to fill out a survey regarding their recreation needs. A separate youth survey was also conducted through the public school system The following summarizes the findings from the public input mechanism. It should be noted that these findings represent only a small segment of the community.

4.1. COMMUNITY MEETINGS SUMMARY

- Safety is a major concern.
- Most parks and recreation facilities need more parking.
- Dogs in the parks and developing new dog parks are a contentious issue.
- Restrooms in the parks is a volatile issue with some people wanting more restrooms and that are open on a regular basis and others not wanting them at all for safety reasons.
- Having more benches in the parks is desired as is more shade.
- Improvements to the beach facilities.
- Specific parks facility needs included:
  - Skate park
  - Basketball courts
  - Trails
  - Fitness stations
  - Updated playgrounds
  - Covered park pavilions

4.2. NEIGHBORHOOD SURVEY SUMMARY

Listed below are some of the key findings related to parks and recreation facilities and programs.

Northwest Quadrant

Program Needs
- After school programs
- Sports (youth and adult)
- Cultural arts
- Seniors
- Fitness
- Youth (non-sports)

ORESTE BLAKE JOHNSON PARK
BF JAMES PARK
FOSTER PARK
CHAVES LAKE PARK

Facility Needs
- Maintain existing facilities
- Sports fields
- Playground improvements
- Additional parking
- Indoor recreation facilities
- Outdoor pool
- Trails
- Restrooms

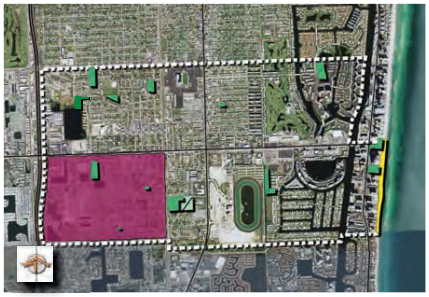
Northeast Quadrant

JOSEPH SCAVO PARK
SUNRISE PARK
CITY MARINA

Program Needs
- After school programs
- Sports (youth and adult)
- Cultural arts
- Seniors
- Fitness
- Youth (non-sports)

Facility Needs
- Maintain existing facilities
- Sports fields
- Improved security
- Playground improvements
- Additional parking
- Open space and Trails

Southwest Quadrant



INGALLS PARK
HISTORIC VILLAGE
SUNSET PARK

Program Needs
- After school programs
- Sports (youth and adult)
- Aquatics
- Cultural arts
- Fitness
- Youth (non-sports)

Facility Needs
- Improved security
- Additional parking
- Indoor recreation facilities
- Outdoor pool
- Open space
- Trails
- Do not fence in parks

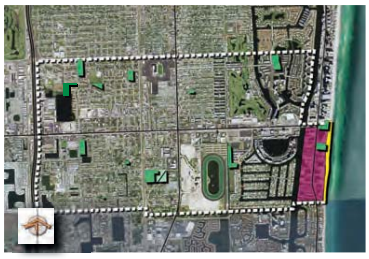
Southeast Quadrant

GOLDEN ISLES PARK
GOLDEN ISLES TENNIS CENTER AND DOG PARK
PETER BLUESTEN PARK

Program Needs
- Programs in general
- After school programs
- Sports (youth and adult)
- Seniors
- Fitness

Facility Needs
- Maintain existing facilities
- Sports fields
- Additional parking
- Indoor recreation facilities
- Open space
- Restrooms
- Dog Park

A1A/Beach Quadrant



Program Needs
- After school programs
- Sports (youth and adult)
- Seniors
- Fitness
- Cultural arts

Facility Needs
- Maintain existing facilities
- Indoor recreation facilities

Non-Residents

Program Needs
- After school programs
- Cultural arts
- Youth/Teen
- Sports

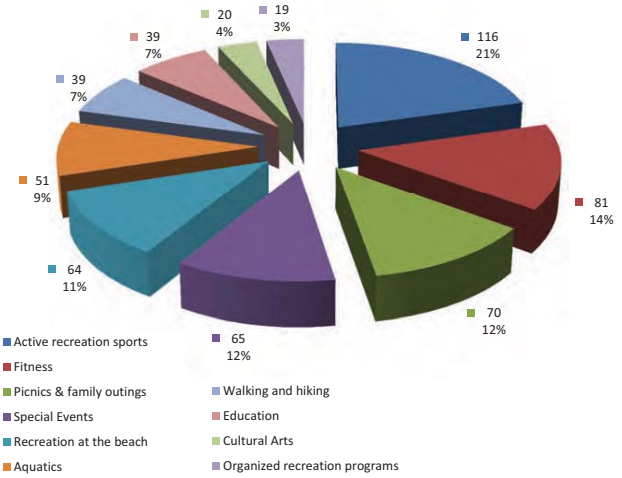
Facility Needs
- Improve security
- Sports fields
- Improved playgrounds

4.3. YOUTH SURVEYS SUMMARY

The overall results of the youth survey are indicated below. There was a strong response from the students within the schools with over 270 surveys completed. The greatest number of surveys came from the 11-15 age group.

What type of outdoor leisure activities do you participate in?

Student Responses all age groups, all areas

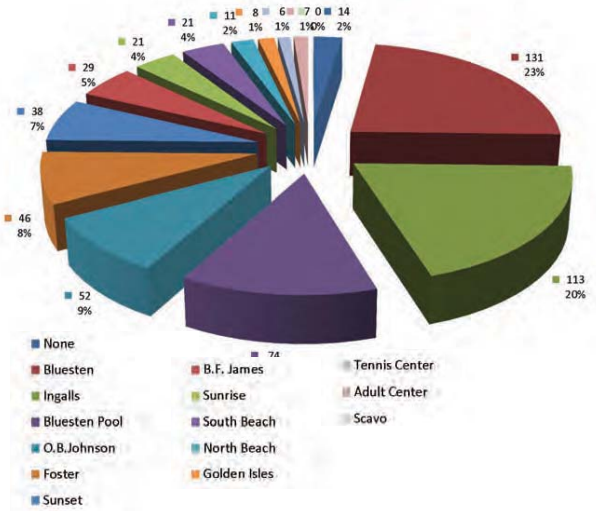


Active recreation sports	Fitness	Picnics & family outings	Special Events	Recreation at the beach	Aquatics	Walking and hiking	Education	Cultural Arts	Organized recreation programs	Totals*
116	81	70	65	64	51	39	39	20	19	564
21%	14%	12%	12%	11%	9%	7%	7%	4%	3%	100%

*Totals indicate preferences not number of respondents

Which City parks did you visit in the past 12 months?

Student Responses all age groups, all areas of the City

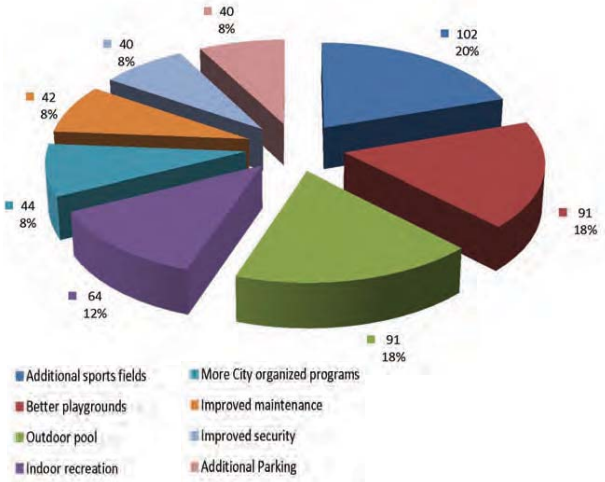


None	Bluesten	Ingalls	Bluesten Pool	O.B.Johnson	Foster	Sunset	B.F. James
14	131	113	74	52	46	38	29
2%	23%	20%	13%	9%	8%	7%	5%

Sunrise	South Beach	North Beach	Golden Isles	Tennis Center	Adult Center	Scavo	Totals
21	21	11	8	6	7	0	571
4%	4%	2%	1%	1%	1%	0%	100%

What improvements are needed in the parks you visit most often?

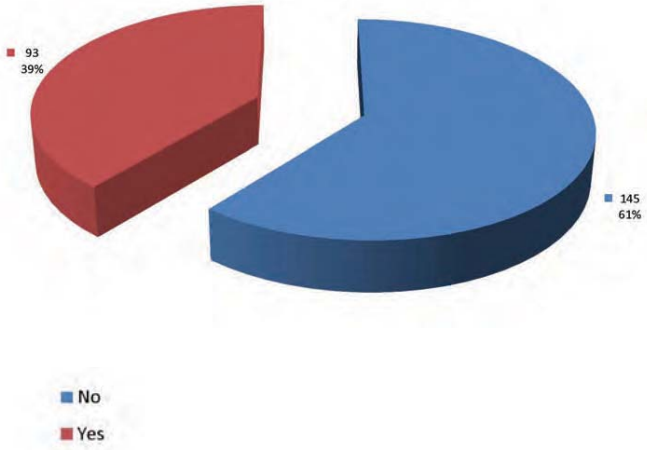
Student Responses all age groups, all areas of the City



Additional sports fields	Better playgrounds	Outdoor pool	Indoor recreation	More City organized programs	Improved maintenance	Improved security	Additional Parking	Totals*
102	91	91	64	44	42	40	40	514
20%	18%	18%	12%	9%	8%	8%	8%	100%

*Totals indicate preferences not number of respondents

Have you partipated in organized recreation programs or services offered by the City in the past 12 months?
Student Responses all age groups, all areas of the City

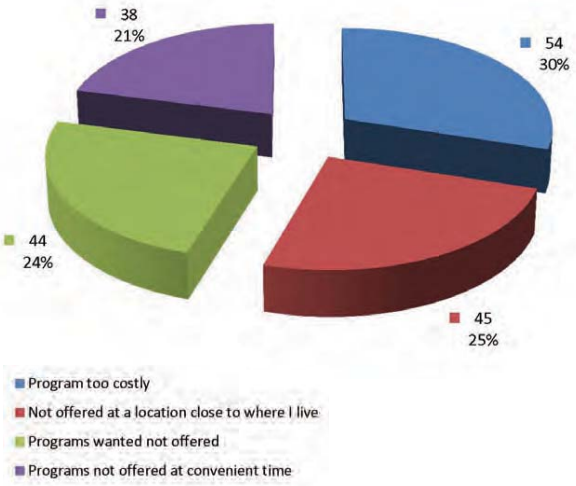


No	Yes	Totals*
145	93	238
61%	39%	100%

* Totals represent number of respondents

If you did not participate what are your reasons?

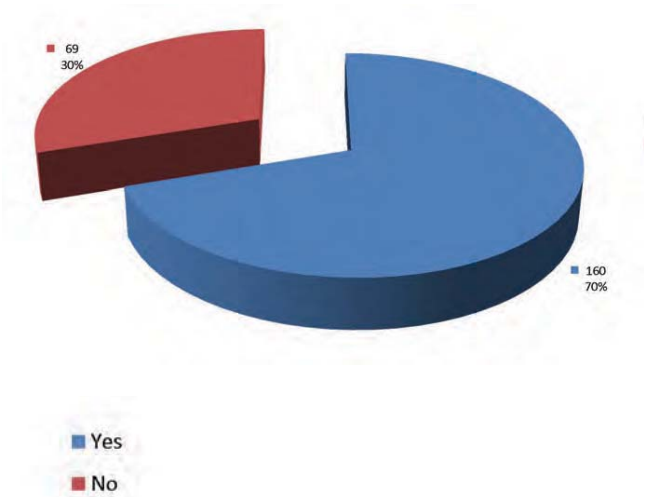
Student Responses all age groups, all areas of the City



Program too costly	Not offered at a location close to where I live	Programs wanted not offered	Programs not offered at convenient time	Totals*
54	45	44	38	181
30%	25%	24%	21%	100%

*Totals indicate preferences not number of respondents

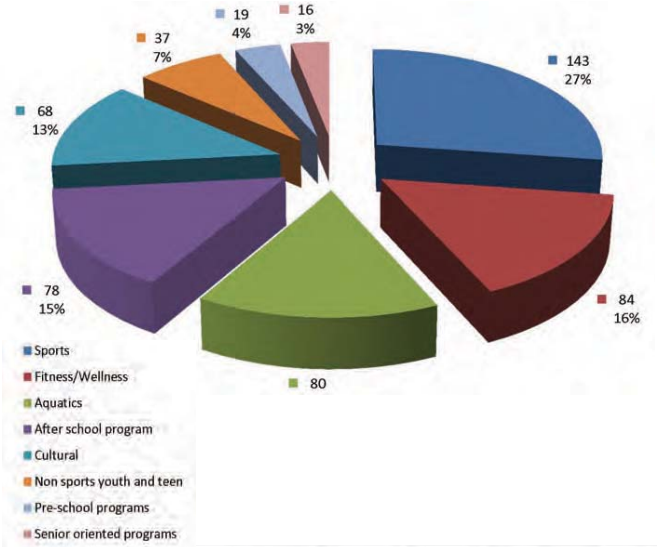
Do you feel there is a need for additional afterschool programs for teens in Hallandale Beach?
Student Responses all age groups, all areas of the City



Yes	No	Totals*
160	69	229
70%	30%	100%

*Totals number of respondents

Which types of programs, facilities, or activities would you like to see offered that are not offered in your neighborhood?
Student Responses all age groups, all areas of the City

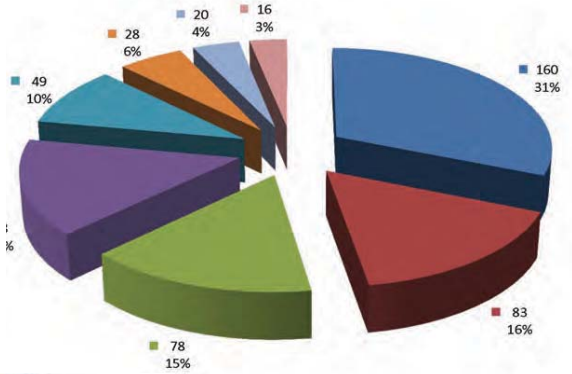


Sports	Fitness/Wellness	Aquatics	After school program	Cultural	Non sports youth and teen	Pre-school programs	Senior oriented programs	Totals*
143	84	80	78	68	37	19	16	525
27%	16%	15%	15%	13%	7%	4%	3%	100%

*Totals indicate preferences not number of respondents

4.0 Community Survey & Preferences

What are the most needed recreation programs or activites in your neighborhood?
Student Responses all age groups, all areas

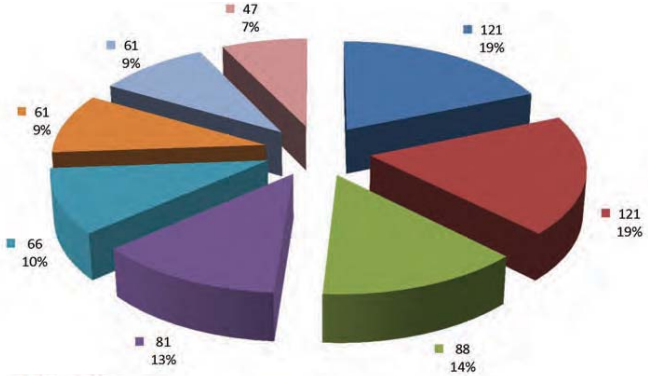


- Sports
- Fitness/Wellness
- Aquatics
- After school program
- Cultural
- Non sports youth and teen
- Pre-school programs
- Senior oriented programs

Sports	Fitness/Wellness	Aquatics	After school program	Cultural	Non sports youth and teen	Pre-school programs	Senior oriented programs	Totals*
160	83	78	78	49	28	20	16	512
31%	16%	15%	15%	10%	5%	4%	3%	100%

*Totals indicate preferences not number of respondents

What are the top three elements needed in your parks?
Student Responses all age groups, all areas



- Sports Fields
- Swimming Pools
- Dog park
- Restrooms
- Playgrounds
- Passive open space
- Picnic areas
- Walking/Jogging trails

Sports Fields	Swimming Pools	Dog park	Restrooms	Playgrounds	Passive open space	Picnic areas	Walking/Jogging trails	Totals*
121	121	88	81	66	61	61	47	646
19%	19%	14%	13%	10%	9%	9%	7%	100%

*Totals indicate preferences not number of respondents

Under 10 Years of Age

Program Needs
- Sports
  - Soccer
  - Basketball
- Aquatics
- Cultural arts
- Fitness/Wellness

Facility Needs
- Dog park
- Sports fields
- Playgrounds
- Swimming pool

11-15 Years of Age

Program Needs
- Sports
- After school programs
- Aquatics
- Fitness/Wellness

Facility Needs
- Dog park
- Sports fields
- Restrooms
- Swimming pool

16-20 Years of Age

Program Needs
- Sports
- Aquatics
- Fitness/Wellness

Facility Needs
- Sports fields
- Swimming pool
- Picnic area

Other Key Youth Survey Findings

- Security is a perceived issue in the parks
- Youth are strong users of facilities
- The most used parks are Peter Bluesten, O.B. Johnson and Ingalls.
- The biggest reasons youth do not participate in City recreation programs include “programs not offered at a location that is close to where “I live” and “programs are too costly”.

4.4. OVERALL PUBLIC INPUT SUMMARY

- Perceived safety in the parks is a significant issue.
- There is a concern over the lack of parking at most facilities.
- Dogs and dog parks are a contentious issue.
- Having restrooms in parks is also a contentious issue.
- Specific program needs include:
  - After school programs
  - Sports (youth and adult)
  - Cultural arts
  - Seniors
  - Fitness/Wellness
  - Youth (non-sports)
  - Aquatics (youth)

- Specific parks and recreation facilities include:
  - It is important to maintain existing facilities
  - Improve playgrounds
  - Additional sports fields
  - Additional parking
  - Indoor recreation facilities
  - Swimming pools

Chapter 7.0

Inventory of Recreation Parks and Facilities

5.0 Inventory of Recreation Lands and Facilities

.1. INTRODUCTION

This chapter pro ides an in entory of existing park resources, their urban context, conditions and identified issues. The recreation facilities conditions analysis was developed by B&A personnel through numerous site visits and a detailed evaluation of existing conditions. A site visit to each of the City's parks was also undertaken with City Staff. In addition, a photographic analysis of each park was carried out. Finally the existing conditions analysis was validated through the numerous community meetings and through the City Commission presentations.

.1.1 SUMMARY OF INVENTORY OF RECREATION LANDS AND FACILITIES

As part of the existing conditions analysis, a detailed evaluation of present conditions at each of the City's parks was carried out. This evaluation addressed all aspects of each individual park's physical conditions. The analysis included park perimeter evaluation; parking at both on-street and off-street locations; present shelters; active recreational facilities/sports fields; existing buildings and their condition; present level of landscaping and general overall condition of the landscape; general urban context and proposed City improvements and investments; as well as the general aesthetic conditions of each of the parks.

The Inventory of Recreation Lands and Facilities provided a basis for required improvements and the inclusion of additional activities and structures within the City's existing park's system. The Inventory of Recreation Lands and Facilities, the analysis that accompanied this inventory, the Needs Assessment, and Community Preferences identified during the site surveys and community meetings formed the basis for the development of Alternative Concept Designs for each park; as well as the basis for the redistribution of sports facilities and uses within the City's park system.

The Inventory of Recreation Lands and Facilities presented in the following pages includes an analysis of each park facility's urban context in order to further define recreation and sports activity locations within the City's park system.

The following pages provide a summary of the Inventory of Recreation Lands and Facilities. In order to better illustrate the conclusions, the inventory and analysis includes a summary of the B&A Team's findings illustrated with photos and plans of the existing recreation facilities. As with all the analysis, the City's parks are organized according to their respective City of Hallandale Beach quadrant. The parks included in the Inventory are

Northeast uadrant I
City Marina
Joseph Scavo Park
Sunrise Park

Northwest uadrant II
Foster Park
B. F. James Park
Oreste Blake Johnson Park

Southwest uadrant III
Chaves Lake Park
Ingalls Park
Sunset Park
Historic Village
Hallandale Adult Community Center Fields

Southeast uadrant IV
Peter Bluesten Park
Cultural Center
Golden Isles Park
Golden Isles Tennis Complex & Dog Park

A1A Beach uadrant V
North Beach Park
South Beach Park

.2. HALLANDALE BEACH CITY MARINA

PARK LOCATION AND URBAN CONTE T

The proposed Hallandale Beach City Marina to be constructed on City of Hallandale Beach property is located on Three Islands Boulevard, north of Hallandale Beach Boulevard. The Marina site is adjacent to the existing Three Islands Fire Station and rescue center and will occupy a piece of land that is presently undeveloped. It is a relatively isolated site separated from commercial activities by Three Islands Boulevard and the canal system. A large retail center is located to the east of the marina and across Three Islands Boulevard. A vacant site directly south of the marina and facing East Hallandale Beach Boulevard may be developed for retail or mixed uses thus allowing a commercial neighbor immediately to the south of the marina.

PARK LAND AREA AND PARK CLASSIFICATION

The Marina is a 1-acre site dedicated to the Three Islands Fire Station, parking, dockage and open space along the waterfront.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

The land will be used for marina parking and open space. The marina occupies the perimeter of the site and allows for a turning basin and adequate fairways for boat access. The marina proposes the construction of thirty one (31) slips and an additional twenty five (25) parking spaces.

Buildings

There is a 600 s.f. pavilion and a 225 s.f. restroom building proposed in the new plan for the site south of the expanded parking area.

IDENTIFIED ISSUES AND OPPORTUNITIES

As a new recreational venue to be constructed, the design responds to the conditions of the site and the berthing requirements of the marina. Upon review of the plan B&A determined there were no major issues. Once operational, the marina will provide berthing for 31 vessels of up to 40' in length-over-all (LOA). The unused portion of the site will be developed for passive landscaped open space.

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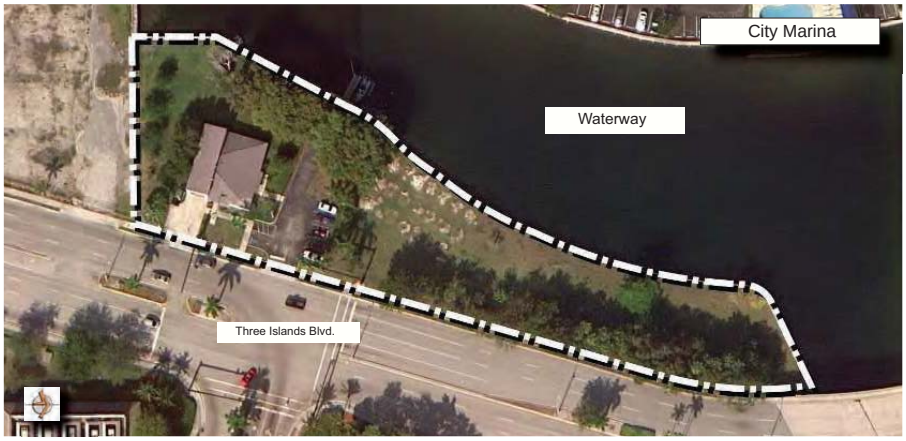

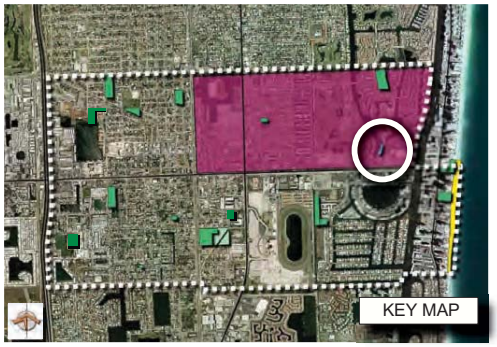

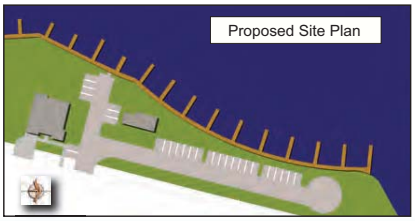

.3. JOSEPH SCAVO PARK

PARK LOCATION AND URBAN CONTE T

Joseph Scavo Park, previously known as "Three Islands Park" is located on Three Islands Boulevard north of N.E. 7th Street. The park is surrounded on the east, south and north sides by two story townhomes that have their rear yard fences directly facing the Park. Three Islands Boulevard serves as the western boundary of the park. There is parallel parking located on Three Islands Boulevard on both the east and west sides of the street along the frontage of Joseph Scavo Park. Parking is limited for the park as only on-street parallel parking is a available.

The surrounding residential community, immediately adjacent to the park, is multi-family, composed of town homes and low and mid rise apartments. The surrounding multi-family residential developments contain limited resident oriented recreational amenities within their respective developments. The presence of high density residential development makes Joseph Scavo Park an important recreational amenity within the Three Islands Community. Presently, the park is heavily used for walking, jogging and children's play activities.

PARK LAND AREA AND PARK CLASSIFICATION

Joseph Scavo Park is a neighborhood park with 7 acres of land dedicated primarily to passive open space uses.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

The park is a passive park with a children's playground. It has an asphalt walkway system throughout the park with bollard type lighting along much of the pathway system. Unfenced and easily accessible, the park has a central paved area or plaza aligned with N.E. 9th Street that is a visual gesture to the intersection of Three Islands Boulevard and N.E. 9th Street.

Passive Areas

There are numerous trees that have been randomly placed throughout the park which limit the use of the green space and create visual bariers to the rear areas of the park from the street. This situation makes it diffcult for the police to visually patrol all areas of the park from the road.

Buildings

There are presently no buildings or structures within Joseph Scavo Park.

IDENTIFIED ISSUES AND OPPORTUNITIES

Among the major issues identified for Joseph Scavo Park were:

- Poor condition of existing walkways
- Lack of restroom facilities for the park users
- Limited size of existing playground
- Random planting of trees throughout the park
- Crime Prevention Through Environmental Design (CPTED) Visibility issues caused by low branching plant material
- Parking restricted to on-street parking
- No provision for dog owners
- Development of park for recreational activities vs. no development and retention of passive uses only

COMMUNITY WORKSHOP COMMENTS

- Provision for children activities need to be increased,
- Not enough facilities for the number of children visiting the park,
- Need safer facilities for children,
- The bare spot on the ground is from kids who have worn a spot on the ground playing baseball, playing soccer, exercise, practicing kungfu,
- Older children in the neighborhood have nothing to do, possible introduction of a skate board park, as there are more children living in the neighborhood. We should add things for teenagers, facilities, skate board, basketball court,
- Need place to play baseball, additional play areas for children,
- Park is missing a bathroom; a lot of parks have bathrooms and do not have problems with vagrants, this park needs a bathroom.

Character of Park

- Park unique in city, part of the community, no fences. Community does not want fences
- The park is beautiful; all residents of the community use the park

- Remember concept of pocket park surrounded by residential area, do not overdo it.
- Create butterfly gardens and attract birds
- More benches are needed in shaded areas to socialize and talk, no food, no bathrooms, they attract undesirables to the area
- Passive use has value, park is very well used, jogging walking, it is often so crowded there is no place to park in the evening
- Benches should cover every conceivable area of park, the community likes exercise stations.
- Build a Dog Park
- Dog park will not enhance property values, houses 50 feet from dog park, could bring down value of all of Venetian Park
- Compromise good for all Venetian park allow dogs in park, have a dog park, will enhance the park and it should allow all types of dogs.
- Younger generation, do not have yards, this is a place to take dogs to exercise, presently the police do not allow dogs.

Restroom Building

- Some residents stated that no restroom facility is desired in the park, others said yes they need a bathroom for the playground as it is too far to go home to use restrooms
- Some residents wanted restrooms as people come from outside area to use the park, there are undesirables everywhere

Park Paths

- The park is fine but the paths are bumpy, do not like paying for the park, give them a place to park. Skate boards and dogs are not allowed but people are using them for both
- Paths are rocky, a dog park is not necessary, just allow the dogs to go into the park.

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.4. SUNRISE PARK

PARK LOCATION AND URBAN CONTE T

Sunrise Park is located on the south east corner of N.E. 5th Street and N.E. 8th Avenue.

PARK LAND AREA AND PARK CLASSIFICATION

Sunrise Park is a mini-park with a total land area of .33 acres.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

This is a mini-park dedicated as a neighborhood playground for various age groups, Sunrise Park has two covered playground areas, a swing area, a small open grass area and a walking/exercise trail. The design of the park responds to the park's corner location and its siting on a relatively small lot in a primarily residential neighborhood. The decorative fencing along the street frontage of the park provides excellent visibility into the park yet provides protection for users from the traffic on the adjacent roadways.

Buildings

Other than the covered children's play area and the picnic shelter, there are no other structures within the park.

IDENTIFIED ISSUES AND OPPORTUNITIES

General observation indicated that Sunrise Park is in excellent condition and is well maintained. The park could benefit from formal on street parallel parking along the roadway which is presently a grass surface and consequently does not withstand high volumes of traffic. The bike rack was not secure and could possibly be relocated and upgraded to better accommodate bicyclists utilizing the park.

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Sunrise Par

. . FOSTER PARK

PARK LOCATION AND URBAN CONTE T

Foster Park is located on its street namesake, Foster Road and is bordered by N.W. 7th Avenue on the west and N.W. 6th Avenue on the east. On the north side of this triangular shaped park is the historic Hallandale Cemetery.

Directly across Foster Road to the south is a neighborhood commercial zoned area. Immediately opposite the west end of the park are light industrial uses in the form of a strip commercial warehouse. Nevertheless, the predominant use in the surrounding context is single family residential.

A new community center will be constructed in Foster Park in a vacant area on the east end of the park.

PARK LAND AREA AND PARK CLASSIFICATION

Foster Park is a neighborhood park with 1.82 acres of land area.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

Foster Park is a passive recreation park in excellent condition with substantial community use with an open perimeter that affords excellent views into the park. The lawn area is in good condition and serves as play areas for children and teenagers.

Within the park is a fenced children's playground, with a rubberized safety surface and mulch perimeter. The play equipment is provided with sun shelters and is designed for various ages of children. There is a clean and well-marked parking area with a total of 28 spaces which is designed to accommodate a future planned community center.

There is an asphalt walking path with attractive exercise stations located along the walkway. It appears the equipment and path are well utilized by local residents. The park also contains benches and a water fountain but there are no light fixtures and light is ambient only.

Buildings

At present there is only a Gazebo structure within the park. A new Community Center is planned for the eastern side of site and will be under construction in 2011.

IDENTIFIED ISSUES AND OPPORTUNITIES

There are no major issues identified for Foster Park other than continued maintenance of the park and the addition of the new Community Center.

The opportunities identified for Foster Park address the good condition of the park. Care should be taken to maintain and enhance the existing environment:

- Existing trees provide excellent shade canopy
- Playground has shade structures
- Unobtrusive edges around park provide easy access into park
- Park shelter is popular with local residents
- Walking trail around the park provides exercise trail for residents
- Park facilities are all new and in excellent condition
- The streetscape on Foster Street, could use additional streetscape plantings in some areas.
- An opportunity exists to provide additional parking on City of Hallandale Beach owned property on Foster Road opposite Foster Park.

COMMUNITY WORKSHOP COMMENTS

- Relocate the existing playground and walking trail to accommodate the proposed community center and do not eliminate the pathway.
- Add additional exercise stations on the walking trial.

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. . B.F. JAMES PARK

PARK LOCATION AND URBAN CONTE T

Located west of Dixie Highway in a predominantly residential area with a number of adjacent religious institutions, B.F. James Park occupies the land area defined by N.W. 2nd Avenue on the west, N.W 9th Street on the north, N.W. 1st Avenue on the east and private properties on the south.

PARK LAND AREA AND PARK CLASSIFICATION

B.F. James is a Neighborhood Park with a land area of approximately 2.35 acres.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

The Park contains a non-regulation baseball field that lacks the outfield depth to make it fully usable and due to a lack of available land area, there is no possibility of addressing this deficiency. There is a fenced children's playground with play equipment in good condition; it is noted that this play equipment can be easily relocated with park improvements. The park has a relatively substantial amount of underutilized turf areas that are a potential resource for park improvement.

Buildings

Restroom Building - There is a restroom structure with an adjacent open air pavilion. While the restroom building is in acceptable condition, it does not contribute to the aesthetics of the park.

IDENTIFIED ISSUES AND OPPORTUNITIES

The issues identified for B.F James Park were:

- Baseball diamond does not meet regulation size requirements
- Park lacks sufficient shade for users
- Facility locations create "left over" underutilized spaces within park
- Landscape is lacking in character and continuity
- Park aesthetics are not attractive
- Park is an underutilized community resource that could provide a focal point of activity for the neighborhood and the area.

The park has a number of positive attributes among which are:

- Basketball courts are popular for local residents
- On street parking pro ides easy access for residents
- Pavilion area is popular with residents
- Visibility into park from adjacent roadways is excellent
- Playground fence provides security
- No fencing around park provides easy access from the community

B.F. James Park
N.W. 1st Avenue
N.W. 9th Street
N.W. 2nd Avenue

KEY MAP

. . ORESTE BLAKE JOHNSON PARK OB JOHNSON PARK

PARK LOCATION AND URBAN CONTE T

Located at 900 N.W. 8th Avenue, and spanning north to south from Foster Road to Pembroke Road, and east to west from N.W. 7th Terrace to N.W. 8th Avenue, Oreste Blake Johnson Park is the second largest park in the City and is an important recreational resource for the residents of the areas north of Hallandale Beach Boulevard and east of the FEC rail track.

Pembroke Road is a major thoroughfare that clearly delimits the City of Hallandale Beach from the City of Hollywood to the north and forms in effect a separation barrier because of its width and high traffic levels. Other surrounding uses adjacent to O.B. Johnson Park are predominantly residential.

PARK LAND AREA AND PARK CLASSIFICATION

Oreste Blake Johnson Park occupies 6.17 acres of land. While the park land area extends to the adjacent streets, there are a number of properties within that mega-block that are still privately owned.

Oreste Blake Johnson Park is, by its land area size, a large Neighborhood Park (6 to 15 Acres) that provides easy access to recreational uses from the surrounding neighborhood. The presence of the Community Center provides for the park's 1/2 to 1 mile service radius.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

Present recreation uses in OB Johnson Park include:

- Two Tennis Courts - Isolated from the rest of the complex, the tennis courts are located adjacent to the handball courts and near Pembroke Road. It is noted that the tennis courts are also utilized to play "Brazilian Soccer" where the ball is kicked over the net.
- Two Handball Courts – Located on the north end of the site and adjacent to Pembroke Road, the location of these courts and the required walls block visibility by the police and the community at large and create difficult safety and visual contact situations.
- Roller Skate Course - located in the northwest corner of the park.
- Basketball Court – One basketball court isolated from the rest of the complex south of the tennis courts.
- Baseball Field – A non-regulation baseball field that is too short in the outfields. A tall net on the east side of the field protects the adjacent residential community from balls batted into the outfield.
- Playground – The playground is located between the baseball field and the Community Center creating an activity and visual blockage between the two venues.
- There are two parking areas on the grounds: 1) the recreation area parking immediately off N.W. 8th Avenue that can be accessed from 8th Avenue; 2) the parking behind the Social Services building accessed from N.W. 7th Terrace. There is also additional on-street parking around the park.

Buildings

- Community Center - The present community center building consists of a multi-purpose open space that facilitates an indoor basketball court with a raised stage area for community functions. There is no space for bleachers limiting the community uses of the facility, and no additional recreational uses such as areas for exercise/weight lifting. The major drawback of the building is its internal dimensions and distribution, the basketball courts are limited in use by the proximity of the surrounding walls. In addition there is a small teen center located in this building.

  The Community Center functions as an independent structure from the adjacent Social Services Building. It is separated by a four feet space that serves no purpose. This separation makes the facility harder to manage and limits the possibility of jointly using the existing space.

- Social Services Building - The Human Services Hepburn Center provides activities for youngsters and elderly. It is a major community service center in the Northwest Quadrant of the City.

IDENTIFIED ISSUES AND OPPORTUNITIES

The issues identified for Oreste Blake Johnson Park were:

- Condition of existing facilities warrants investment in their improvement
- Visibility into all areas of the park (Crime Prevention Through Environmental Design (CPTED) issues. Location of isolated and underutilized facilities including the closed and land-filled pool converted to a roller skate park, the handball courts, the basketball and tennis courts are located on the Pembroke Road edge of the site and separated from the eyes on the street activity required for their adequate control
- Size and location of existing playground – The playground is located between the Community Center and the baseball field, creating a location that blocks views but is also adjacent to the parking lot with the traffic noise and pollution that this implies
- Lack of a regulation sized sports field
- Cross-use of sports facilities, baseball/football/soccer restricts use of both
- Restricted capacity of parking area
- Lack of direct connection between the Community Center and the Social Services Building

COMMUNITY WORKSHOP COMMENTS

- The community desires a swimming pool be constructed again in the N.W. Quadrant
- Football is a much utilized sport and needs a regulation field
- There is a need to accommodate soccer also
- Althuogh there is one tennis court here, many tennis activities are away from this sector and the kids have to take a bus or cross Hallandale Beach Blvd. to go to other parks to play tennis
- There is a need for more shade
- Baseball group still utilize the diamond and do not want to lose it
- Baseball has had a long history in the park

5.0 Inventory of Recreation Lands and Facilities

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. . CHAVES LAKE PARK

Chaves Lake is located east of I-95 in the City of Hallandale Beach. The site is composed of a land side area and a water body. The Chaves Lake land area on the north side of the lake is underutilized property owned by the City of Hallandale Beach and has a limited access point from N.W. 8th Avenue on the east. The Chaves Lake land area is bordered on the west by Hallandale High School and on the east and north by existing multi-family and single family residential development. The surrounding urban context is predominantly residential with the presence of the adjacent Hallandale High School sports fields to the west.

PARK LAND AREA AND PARK CLASSIFICATION

Chaves Lake has a water area of approximately 35 acres and an adjacent land area of 1.92; for a total 36.92 acres of park and lake recreation area.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

The present Chaves Lake lands are being used by the City of Hallandale Beach Public Works Department for storage of construction materials and fill. Additionally, a substantial number of dumpsters are being stored on the land by the City's Sanitation Department. An informal launch ramp is located at the water's edge and for maintenance an access to the lake will need to be preserved through the site. This will allow lake maintenance personel to acces the lake and launch small non motorized and motorized crafts into the lake.

Buildings

Presently, there are no buildings or structures on the Chaves Lake site.

IDENTIFIED ISSUES AND OPPORTUNITIES

There are presently no recreation uses on the site or the lake itself. The gates at N.W. 8th Avenue are typically locked restricting access to the site by the public. The thrust of the Master Plan effort is to claim this natural resource as a recreation venue for the City of Hallandale Beach.

The following issues were identified:

- There is an FDOT Drainage Easement for Chaves Lake to serve drainage from I-95 located along the western portion of the site
- The site is isolated so development as a public park may have security issues
- The site will need to be cleaned-up and a new location for the existing uses found.
- The site should undergo a Level 1 Environmental Analysis to ascertain that there are no major environmental issues.

The site has a number of positive attributes among which are:

- The site is City owned and can be developed as a public park without any land acquisition
- The lake provides a recreation alternative not presently available in the City; a recreation facility in the form of a lake for passive boating purposes.

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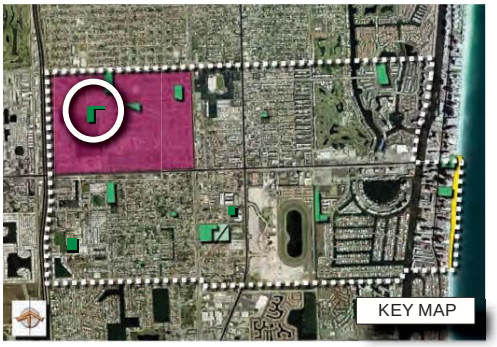
Chaves a e



. . INGALLS PARK

PARK LOCATION AND URBAN CONTE T

Located in the southwest section of Hallandale Beach, Ingalls Park is bordered by single family residential on the east side, S.W. 8th Avenue on the west, and S.W. 2nd Court on the south. The entrance to Ingalls Park is from S.W. 1st Street which serves as the north boundary of the park.

PARK LAND AREA AND PARK CLASSIFICATION

Ingalls Park is a Neighborhood Park with an area of 4.63 acres.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

Ingalls Park is one of Hallandale's most attractive neighborhood parks. The park site is dotted with old growth trees that provide beautiful shaded areas over pedestrian paths and sitting areas. The park contains a small retention pond with a bridge that makes the south end of the park attractive and inviting. For safety reasons, the lake is surrounded by a chain link fence. There are numerous birds, fish and turtles around and in the pond.

There is a playground area and two covered pavilions in the park. The open grass areas appear to be well kept and are attractive. In general, the park is well developed and there is limited if any opportunity to add additional uses to its physical plant.

Buildings

Occupying the north side of the park and controlling the park entrance from S.W. 1st Street, the community center building has a large multi-purpose room for various activities and includes a limited kitchen. The building is provided with sufficient restroom facilities to meet both its internal demand and those of the overall park users.

The building is in good condition, although dated in its overall appearance. The restroom facilities could be upgraded and modernized and the overall building appearance could be improved with limited investment.

IDENTIFIED ISSUES AND OPPORTUNITIES

In general, Ingalls Park is in good condition and is well used by the community and the area youth. While there are no major deficiencies within the park, among the issues identified for Ingalls Park were:

- South end of the park feels isolated
- The chain link periphery fence provides security but limits access from the community on the south and west sides,
- Parking is limited and often insufficient for the Community Center acti ities
- Pedestrian entry to park is uninviting

The positive aspects identified for the park are:

- A well utilized recreation and community center
- Both active and passive open spaces
- The extensive tree canopy which adds shade and character to the park
- A Pond and bridge provide focal point

South est ua rant Par s

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.1 . SUNSET PARK

PARK LOCATION AND URBAN CONTE T

Sunset Park is located at 814 S.W. 6th Avenue. The park sits in the heart of a residential neighborhood and provides a tot lot and mini park for residents in the immediate area.

PARK LAND AREA AND PARK CLASSIFICATION

Sunset Park is a mini-park with .47 acres of land area.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands
The park land is dedicated to a playground, grass area and a walking trail around the outer edge. There is parallel parking on the east side of the park on S.W. 6th Avenue.

Buildings
There are no buildings or other structures in Sunset Park.

IDENTIFIED ISSUES AND OPPORTUNITIES

The issues identified for Sunset Park were:

- Playground with mulch area could be improved with a rubberized play surface
- Lack of shade protection for the playground area
- Low wood fence along the south side of the park successfully restricts vehicles but limits easy access from neighborhood
- There appears to be a general low maintenance of the landscape, grass and corner garden areas
- The park needs additional landscaping to improve visual appearance of park
- The benches appear to be poorly located in relation to the finished ground surface

South est ua rant Par s

Sunset Par

.11. HISTORIC VILLAGE

PARK LOCATION AND URBAN CONTE T

The Historic Village, including the Curci House and the Moffit House, is located at 324 S.W. 2nd Avenue. The surrounding area is predominantly resdiential with single family residential development on the west and mixed multi and single family residential uses along S.W. 2nd Avenue to the east.

PARK LAND AREA AND PARK CLASSIFICATION

The Historic Village is a Specialized Facility with a land area of .60 acres.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands

The lands are composed of passive open space, vehicle access and vehicle parking areas. The Historic Village and Curci House renovations were completed in 2010 with a new driveway and parking areas surfaced with pavers and a new and enhanced landscape.

Buildings

There are two major structures on the site, the Curci House and the Moffit House, a wood frame home to the north.

The Curci House is a Mediterranean-style villa built in 1924 and nicknamed “Villa Providence”. With renovations completed in 2010, the Curci House provides display space for historical artifacts of the City of Hallandale Beach that include Curci family artifacts such as Mr. Curci’s violin, guns, and pictures.

The two story house has been classified as an Historic Site by the City. The museum is available for small rentals and meetings. Within the home are antique items such as a stove, washing machine, butter churner, dining table, plates, china cabinet and other basic furniture. It is currently displayed for tours once a month. The upstairs areas serve as meeting rooms and a archive room for the Historical Board. In addition, the grounds surrounding the house can be rented for outdoor events.

IDENTIFIED ISSUES AND OPPORTUNITIES

As a recently renovated facility, the Curci House is in excellent condition and will require no short term improvements other than continued maintenance and upkeep. The Moffit House will begin renovations in the future.

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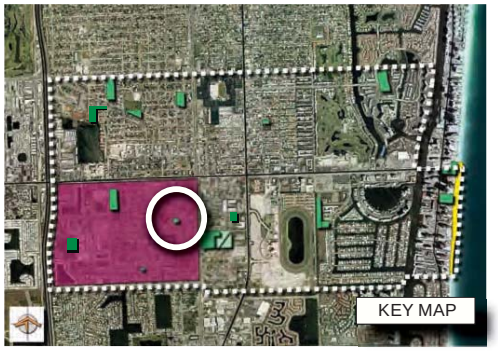
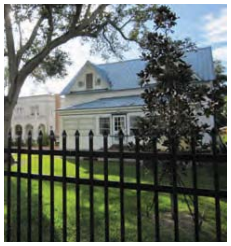
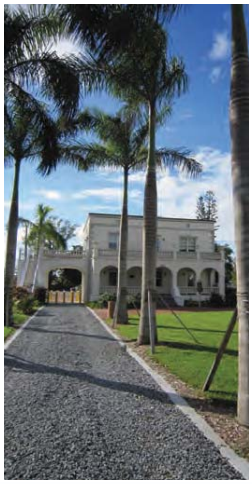






.12. HALLANDALE ADULT COMMUNITY CENTER FIELDS

PARK LOCATION AND URBAN CONTE T

The Hallandale Adult Community Center Fiedls are located south of the Adult Community Center at 1000 S.W. 3rd Street and within the City's Southwest Quadrant. The athletic fields (park) are located north of the elementary school.

The City of Hallandale Beach entered into an Inter-Local Agreement (ILA) with the School Board of Broward County (SBBC) for the use of the elementary school play fields adjacent to the Hallandale Adult Community Center and identified in the ILA as "Athletic Fields Site".

Under the ILA, the SBCC is to construct and renovate the softball and multi-purpose fields on the Hallandale Elementary School site, while the City of Hallandale Beach will fund the lighting portion of the athletic fields site. The proposed improvements for the athletic fields site will benefit both the City of Hallandale Beach and the SBBC.

As per the ILA, the Leased Premises are reserved for the sole use of the SBBC during school hours and during the hours of any interschool practices and contests. During off-school hours, the facility is available for community and recreational events. It is expressed in the ILA that the City will provide the Principal and his/her designee reasonable notice of any such special event.

PARK LAND AREA AND PARK CLASSIFICATION

The sports fields at the Hallandale Adult Community Center can be considered for the purposes of the Master Plan as a Large Neighborhood Community Park. The land area of the Athletic Field Site is 5.1 acres.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands
The Hallandale Adult Community Center site provides a regulation size baseball field and a multi-use sports field for football/soccer.

Buildings
In addition to the sports fields and batting cage, the site also contains a concession facility and restrooms.

IDENTIFIED ISSUES AND OPPORTUNITIES

As a new recently completed facility, no deficiency issues were identified.

South est ua rant Par s

a an a e u t Community Center ie s

.13. PETER BLUESTEN PARK

PARK LOCATION AND URBAN CONTE T

Peter Bluesten Park is Hallandale Beach's "flagship" Park. Located one block west of US1 at 501 S.E. 1st Avenue, Peter Bluesten Park is located diagonally across from the City Hall property, and contiguous to the U.S. Post Office. Directly across U.S. 1 to the east is Gulfstream Park Thoroughbred Race Track and Casino, and the Gulfstream Park Village commercial center.

The proximity of these uses and the park's physical size makes Peter Bluesten Park a focal point for of the City of Hallandale Beach. With its large land area and central location, Peter Bluesten Park is uniquely poised to allow for the creation of a new park that is the civic center of the City.

PARK LAND AREA AND PARK CLASSIFICATION

Peter Bluesten Park is a 15-acre Community Park with lighted athletic fields, swimming pool, small recreation center building, athletic fields, tennis and basketball courts, walking trail and playground areas.

Originally, an 8-acre park, the land area of the park was expanded through the acquisition of additional lands to the east, on the west and east side of Old Dixie Highway. This acquisition provided for the expansion of the park to 15.78 acres which is the largest contiguous park area in the City of Hallandale Beach. The expansion of the Park to the east of Old Dixie Highway brings Peter Bluesten Park to the west property edge of the U.S. Post Office that faces US1.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands
- Playground
- Baseball
- Soccer
- Tennis
- Volleyball
- Walking/Exercise Trail
- Basketball Courts
- Racquetball
- Parking

Buildings
- Community Center
- Concession
- Restrooms
- Swimming Pool and Locker Rooms

IDENTIFIED ISSUES AND OPPORTUNITIES

Among the major issues identified for Peter Bluesten Park are:

Overall Design
- Park has grown over time with no apparent plan;
- Lacks organized circulation and contains numerous disjointed uses;
- Overall Park Appearance – While the park is the principal or "flagship" park for the City, the overall appearance of the park is somewhat unattractive. There are mismatched elements in the Park from the architecture of the buildings that portray different styles and façade themes to the benches and other park furniture. Aesthetic upgrades could provide visual improvement to the park;
- Development and integration of additional aquired property;
- Park lacks primary entrance or sense of arrival;
- Athletic fields overlap, limiting use - The baseball and softball fields overlap making their simultaneous use difficult. A soccer field lies between the two diamonds so when baseball or softball is played, soccer cannot be played and vice-versa;
- Not all of the present athletic fields are regulation size;
- Limited number of athletic facilities – No critical mass of recreational facilities;
- Tennis courts hidden in back of site;
- Park lacks sufficient passive recreation areas;
- Basketball court location may conflict with playground location;
- Small exercise trail is inadequate and underutilized

Grounds
- No shade structures and limited tree canopy
- Sparse landscape material throughout the park
- Need for a central athletic facility in the City to provide basketball, weight lifting, meeting rooms and other indoor recreation activities for the community
- Buildings are outdated, undersized, and isolated from each other, there is no critical mass of buildings to create a sense of control
- Connectivity to the adjacent neighborhoods
- Laying the groundwork for a town center and civic activity space
- Connectivity and relationship to City facilities to the north east of park
- Relationship to existing U.S. Post Office and potential redevelopment of that site
- Need to address the closing of the existing roadway through the expanded area and the need for alternate north-south routes

Parking
- Parking is limited and inconvenient - Parking is restricted to on-street parking and limited to specific areas
- On-street parking is undersized, parking overflows during high volume e ents

Pool
- Pool is in good condition but has limited uses for water sports and is showing wear due to age
- Lacks pool deck space
- Lack of shade in pool area
- Pool architecture and location does not make a statement in the park
- The pool facility lacks connectivity to other park uses and activities

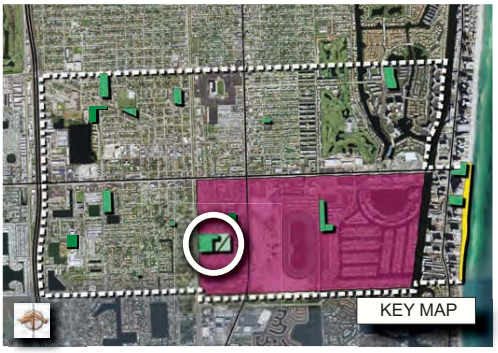
COMMUNITY WORKSHOP COMMENTS

- Regulation soccer field needed
- Community needs a new adult center with at least 2 soccer fields
- Road relocation needs to connect 5th and 7th Streets
- Parking a major issue when games are active
- All parks need a mission statement
- Look at total park system
- Maintenance effort
- Equitable access for all residents
- Visual connectivity to surrounding houses and areas
- Relate the park uses to neighborhood
- Fencing creates a boundary around parks
- Open the park up to the community
- See what kids need, conduct survey of area youth
- Need new regulation soccer and baseball fields, the children have the right to play whatever they want to play

5.0 Inventory of Recreation Lands and Facilities

Southeast ua rant Par s

Peter uesten Par



Southeast ua rant Par s

Peter uesten Par

Cu tura Community Center

.14. Cultural Community Center

PARK LOCATION AND URBAN CONTE T

Located in the southeast section of Hallandale Beach, the Cultural Community Center is part of the City's Municipal Complex. The City Hall is located to the southeast, the public library to the northeast, residential homes to the west and apartments and businesses to the north. The address is 410 SE 3rd Street.

The Cultural Community Center is a facility that serves the community at large and visitors alike.

The facility is used on a regular basis for programs, classes and special events. Special events are held at the facility throughout the year and include Memorial Day, Veterans Day, Art Exhibitions, Movie Days, Holiday Programs and the Volunteer Appreciation Dinner.

In addition, the facility is rented for private events such as parties, weddings, meetings, graduations and dinners. It is also used for community meetings and by community groups.

The Parks and Recreation Administrative Offices are located in the Cultural Center. The reception desk is open and available to the public for information, program registration and facility rentals. In addition, staff from the Police Athletic League is also housed in this facility.

PARK LAND AREA AND PARK CLASSIFICATION

The Cultural Community Center is a Specialized Park facility that is 10,600 square feet.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands:
Other than limited open space surrounding the facility, there are no formal outdoor recreational activities on the Cultural Community Center site. The land area is used predominantly for vehicular access and parking.

Buildings

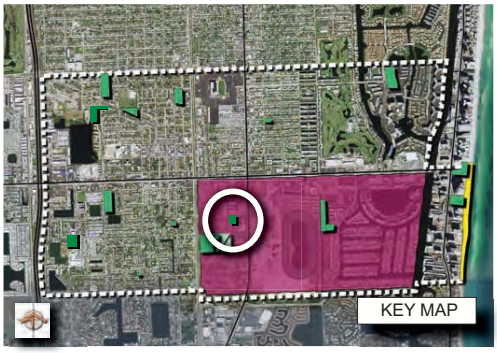
This is a one story building. Inside the facility is a large auditorium with stage and seating for up to 400 people, three multi-purpose rooms, a kitchen and lobby. In addition, there is a reception counter and it also houses Parks and Recreation Administration offices along with PAL.

IDENTIFIED ISSUES AND OPPORTUNITIES

In general, The Cultural Center is in good condition and is used regularly by the community. No major deficiencies were noted. However, as the facility ages general up-keep must be maintained such as flooring and painting. Additional signage in front of the building for identification.

Southeast ua rant Par s

Cu tura Community Center



5.0 Inventory of Recreation Lands and Facilities

Southeast ua rant Par s
o en s es Par

.1 . GOLDEN ISLES PARK

PARK LOCATION AND URBAN CONTE T

Golden Isles Park is located at the corner of Egret Drive and Layne Boulevard, immediately adjacent to the Golden Isles Neighborhood controlled access gate. The park is adjacent to a large vacant site to the south, and the Golden Isles Tennis Center to the west.

Golden Isles Park is a Neighborhood Park that primarily serves the single family and multi-family residential areas of Golden Isles.

Golden Isles Park is a well shaded site with attractive lawn areas and open spaces. A fenced dog park is located along the park's western perimeter away from the street and visually isolated. This portion of the park is not fully integrated into the activities or design of the park. A six foot high chain link fence delimits the Park boundaries on the north, east and west sides. New plastic park identification signage is located on the corner of Egret Drive and Layne Boulevard.

Additional screening/buffering along the southern and eastern boundaries would be beneficial to the park. There appears to be sufficient room for additional tree and palm plantings in these areas. Additionally, the 'Dog Park' area would benefit from additional screening along the western perimeter.

There is no pedestrian walkway located between the perimeter fence and the parking spaces.

The picnic pavilion is a shaded space currently being utilized by residents as a respite from the sun. Three picnic tables are currently located under the pavilion. The pavilion has an unfinished appearance due to a lack of paint.

The surface of the basketball court is in good condition. The abundance of pine trees in the park create additional maintenance work for the City. The court is currently being utilized as a multi-purpose court and a family was observed playing soccer in this area on a site visit.

There are two separate play areas serving age groups 2-5 and 5-12. The perimeter and the asphalt paver approach path are in poor condition and need to be redone. The asphalt circulation path is currently being utilized by residents and provides a hard walking surface through Golden Isles Park. Areas of the asphalt have been patched, and therefore the path is not attractive in some areas.

On-street parking provides easy access into the park.

PARK LAND AREA AND PARK CLASSIFICATION

Golden Isles Park is a Small Neighborhood Park with 1.62 acres of actual land area.

PRESENT RECREATION USES AND E ISTING CONDITIONS

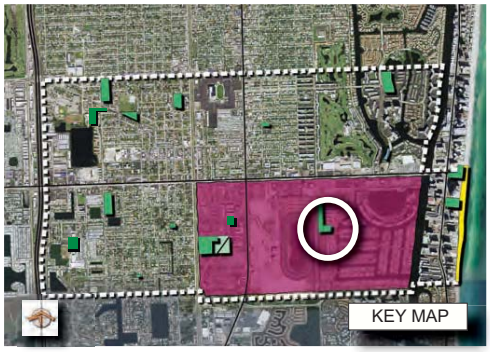
Lands
- Dog Park
- Playground
- Basketball Court
- Pavilion
- Walking Trail
- Swings
- Open Play
- 25 on-street perpendicular parking spaces

Buildings
There is an open pavilion structure within Golden Isles Park

IDENTIFIED ISSUES AND OPPORTUNITIES
Among the issues identified for Golden Isles Park were:

- Signage on park fence is distracting
- Playground has mulch surface and requires new play surface
- Fencing around site restricts access
- Rear area of park is underutilized
- Low visibility to basketball court from roadway
- Dog park is not user friendly, access difficult
- Western edge requires screening along fence
- Pine trees drop needles on the basketball surface in the park

Golden Isles Park
Egret Drive
Layne Boulevard


KEY MAP

GOLDEN ISLES
PARK & TENNIS
COMPLEX

5.0 Inventory of Recreation Lands and Facilities

Southeast ua rant Par s

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.1 . GOLDEN ISLES TENNIS COMPLE DOG PARK

PARK LOCATION AND URBAN CONTE T

The Golden Isles Tennis Complex & Dog Park is located south of Church Drive at the western end of Egret Drive in the Southeast quadrant of the City. The land to the south of the park is a City utility site and a large vacant parcel. There is presently no access to the north from Church Drive and all vehicular access to the park must enter from the east on Egret Drive.

The site has a long linear parking area along the eastern boundary that provides parking for 47 vehicles. There is no lighting provided for the parking area but ambient lighting from the Tennis Courts washes into the parking area during evening hours. The parking area is relatively unshaded and very hot.

(NOTE: the term “Dog Park” has been added to the park’s name due to the potential opportunity to add a dog park at the north end of the park on Church Drive)

PARK LAND AREA AND PARK CLASSIFICATION

The Golden Isles Tennis Complex & Dog Park is a Specialized Facility with 4.8 acres of actual land area.

PRESENT RECREATION USES AND E ISTING CONDITIONS

Lands
The site has two bocce courts at the south end of the park and ten tennis courts north of the club house and restroom facility.

Buildings
There is an existing two story building on the site that serves as the tennis complex management offices, restrooms and concession space.

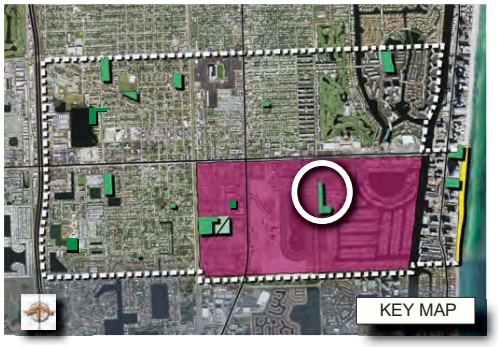
IDENTIFIED ISSUES AND OPPORTUNITIES

Among the major issues identified for Golden Isles Tennis Complex & Dog Park were:

- Dead end parking increases the opportunity for vandalism due to lack of regular traffic
- Underutilized north area with limited access and visibility
- Bocce courts need to be upgraded
- Six-foot high chain link fence along the eastern perimeter is unscreened

Southeast ua rant Par s

o en s es ennis Comp e & o Par



5.0 Inventory of Recreation Lands and Facilities

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.1 . NORTH BEACH PARK

PARK LOCATION AND URBAN CONTE T

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 E ISTING 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.

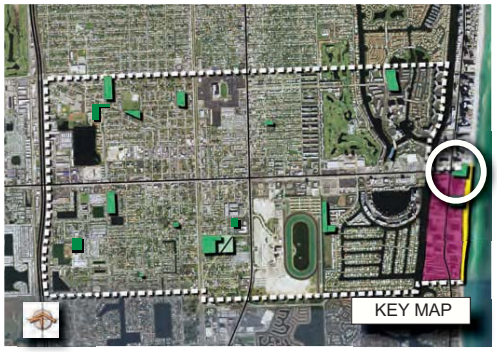
IDENTIFIED ISSUES AND OPPORTUNITIES

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

North Beach
S. Ocean Drive
S. Surf Road
Hallandale Avenue
Atlantic Ocean


KEY MAP

5.0 Inventory of Recreation Lands and Facilities

each ua rant

South each Par

.1 . SOUTH BEACH PARK

PARK LOCATION AND URBAN CONTE T

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 E ISTING 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 ut 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.

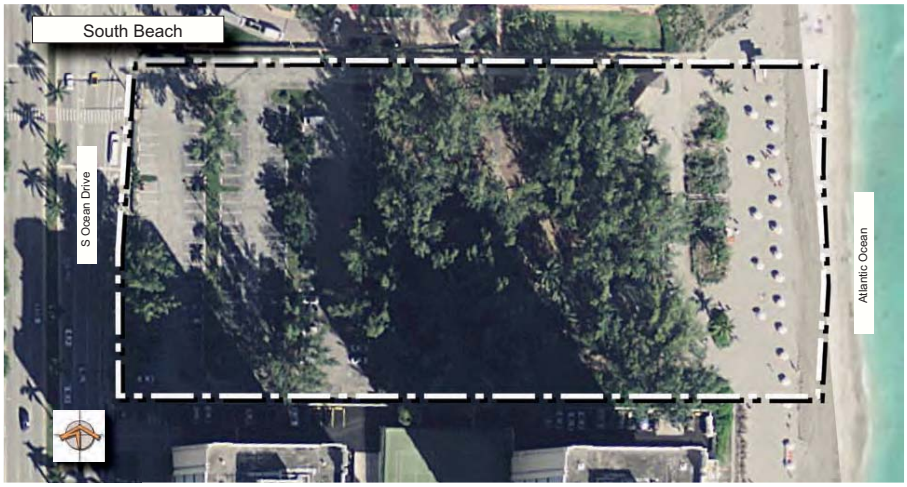
IDENTIFIED ISSUES AND OPPORTUNITIES

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 attracti eness
- 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

each ua rant

South each Par



Chapter .0

ecreation Pro rams an Services ssessment & ecommen ations

6.0 Recreation Programs and Services Assessment & Recommendations

.1. RECREATION PROGRAMS AND SERVICES ASSESSMENT

The Recreation Di ision offers a number of recreation programs and ser ices to the residents of allandale Beach. Important issues with programming include

- The Recreation Di ision focuses much of its programming efforts on youth, special e ents and the community centers. For the si e of the city the number of program offerings and the ariety is ery limited.
- Recreation programs and ser ices are generally planned and deli ered on a community center le el to be responsi e to arying needs and expectations.
- Aquatics and tennis programming is contracted to outside endors who manage the facilities where these programs are offered.
- There is a definite lack of documentation on the number of programs being run at each location, the number of people registered or taking the program, and comparisons with pre ious seasons or years. It is essential that all program (regardless if there is a fee or not) participants be registered through a registration software system.
- There needs to be some form of organi ation of programs by time of the year as well as a system and timing for the introduction of new programs or acti ities.
- There should be a stronger emphasis on de eloping programs and ser ices that ha e an appeal to the different ethnic groups in the city.
- Within the next three years the department should ha e a fully computeri ed recreation registration software program in place and should start on-line registration. This should also handle facility scheduling and point of sale transactions.
- There does not appear to be any consistent marketing information about facilities or programs within community centers. While facility use and program participation appears to be acceptable, there still needs to be a mechanism to promote new programs and facility amenities to the community. A consistent look, process, and feel among all of the facilities should be promoted.
- Within the city, a number of other departments also pro ide some le el of recreation programming. This includes uman Ser ices which runs a significant youth after school program as well as a senior program. The Police Athletic eague (PA) conducts a number of youth sports including soccer, baseball, football, cheerleading, basketball and track and field.
- Current Parks and Recreation Department programs and services include
  - Special ents
    - Dr. Martin uther ing Jr. Celebration
    - gg " xtra agan a
    - Arbor arth Day
    - Memorial Day
    - th of July Celebration
    - Coastal Clean Up
    - Outhouse Festi al
    - eteran s Day
    - ighting Ceremony
    - alloween ouse Decorating Contest
    - Doggie Costume Contest
    - olunteer Banquet
    - Spring Fling
  - Programs
    - Summer and Year Round Camps
      - 200 participants per week summer
      - 75 participants per week year round
    - Winter Break Camps
    - Teen Acti ities
      - College tours
      - Teen socials
      - Field trips

    - Teen basketball
    - Teen seminars
    - Teen council
    - Teen olunteers
    - Counselor in training program
    - Teen rap sessions
    - Paid employment opportunities
  - Tae won Do
  - Senior xercise Acti ities
  - Cultural Arts
  - Memorial Programs
  - Mo ie Nights
  - oliday Programs
  - Aquatic essons (through a contract pro ider)
  - Tennis Classes, Camps, Tournaments (through the contract pro ider)

In addition to the programs noted above, there are a significant number of one-day acti ities and e ents that are held at the Cultural Center, O.B. Johnson Park, Peter Bluesten Park and Ingalls Park.

- Facility Rentals
  - Buildings
    - Ingalls Park
    - O.B. Johnson Park
    - Cultural Community Center
    - Peter Bluesten Park
    - North Beach Municipal Building
  - Pa ilions
    - Ingalls Park
    - BF James Park
    - South Beach Chickie Hut
    - Golden Isles Park
  - Field Rentals
    - Peter Bluesten Park
    - O.B. Johnson

- The following chart identifies and summarizes current core programs, secondary programs and tertiary or non-program areas for the Recreation Di ision.

Programs	Core	Secondary	Tertiery
Youth After School			
Youth Summer Camp			
Seniors			
Youth Sports			
Aquatics			
Teen			
Fitness/Wellness			
Cultural Arts			
eneral Programs			
Adult Sports			
Special ents			
Outdoor Recreation			
Special Needs			

The Recreation Di ision will need to determine if the focus on the core program areas should continue into the future or should mo e in another direction. The following is a general assessment of the major program areas.

<u>Core</u>

- *o t tersc ool Programs* The di ision has the experience and facilities (community centers) to continue to support these programs. owe er, uman Ser ices is operating a similar program as is the school district and pri ate businesses. As a result it is questionable if this program area should continue to be a primary focus for the

division. The Recreation Division will need to work closely with these organi ations to de elop a realistic plan for this program area.

- *o t mmer acatio trac am Programs* This program area covers the summer, vacation and off-track needs of youth. This program should continue to be a priority for the di ision but will require greater communication and integration with PA and uman Ser ices.

- *atics* With only one public outdoor swimming pool in allandale Beach, the Recreation Di ision (through a contractor) should continue to emphasi e aquatic programming, especially "learn to swim classes for children, as a primary program area. Aquatic exercise programs should also be emphasi ed.

- *ee s* This is a program area that is often a high priority for many recreation departments but is also one of the most difficult to be successful with. This will need to continue to be a programming area for the Recreation Di ision but de eloping strong partnerships with other community agencies (uman Ser ices, PA , etc.) will be critical as well. The di ision is limited in teen programming by the small and inadequate facility at Johnson Park.

- *ecial e ts* The Recreation Di ision has a major focus on special e ents not only on a city wide basis but also at the indi idual centers. Increasingly recreation departments across the United States are seeing a greater emphasis placed on special e ents that draw communities together as well as attract indi iduals from outside the community. At times the focus on special e ents has resulted in other traditional recreation programming being neglected. Special e ents can be a core program area for the Recreation Di ision but should not be the primary area of emphasis. Other community groups should be encouraged to be the primary funders and organi ers of as many community wide e ents as possible.

Secondary

- *e iors* While the Recreation Di ision offers a limited number of programs for seniors, uman Ser ices is the primary pro ider of senior ser ices with dedicated space at the Austin epburn Center. In the future, uman Ser ices will still be the main pro ider of senior programs and services but the Recreation Division will need to take a more acti e role with this age group. It should be noted that as the Baby Boomer generation ages they are bringing new needs and expectations to senior ser ices that is in-line with more acti e recreation pursuits that they ha e grown up with. This will require different types of senior ser ices and a change in facilities as well. Senior programs and ser ices will also need to be gi en greater emphasis at each of the indoor centers.

- *lt ral rts* Despite the department s Cultural Center, this is currently a rather small program area for the Recreation Di ision and it is anticipated that further emphasis in this area is probably not warranted with other non-profit cultural arts organizations present in allandale Beach. owe er, exposing youth and seniors to basic introductory cultural arts programs through ser ices pro ided at the center le el will still need to occur.

- *e eral Programs* Programs in this area can co er e erything from self impro ement to education and other classes. This should be a program area that recei es increased emphasis in the coming years and may mo e to a core area.

Tertiary

- *o t orts* – With PAL taking on the responsibility for organized youth team sports acti ities, the Recreation Di ision should ha e irtually no role in this program area. owe er, in many communities there is an increasing interest in indi idual sports such as golf, tennis, and e en fencing. It may be necessary for the Recreation Di ision to pro ide some of these acti ities in concert with PA s focus on team sports.

- *Fit ess ell ess* Without a doubt this is one of the greatest areas of growth in public recreation programming. With a society that has an increasing awareness of the benefits of good health and a realization that obesity (especially among children) is a major risk for Americans, there is a much higher demand for programming in this area. Yet it must be realized that to provide strong fitness and wellness services state of the art fitness facilities are critical. This required commitment of capital will make it difficult for the Recreation Division to have fitness/ wellness as a primary program area but efforts to integrate wellness initiati es into other program areas (seniors, youth, etc.) should be promoted. Partnering with health care pro iders for more medically based ser ices will be essential. This program area should mo e from a tertiary acti ity to at least a secondary le el in the next three years.

- *d lt orts* – With limited sports fields and gym space as well as priorities gi en to youth sports, de eloping a comprehensi e adult sports program will be difficult. Yet adult sports can often generate significant revenue with more aggressive fees and this can often be a major way to increase o erall di ision re enues. Designating certain facilities or time periods for adult sports will be necessary if greater emphasis is going to be placed on this program area. The Recreation Di ision may want to concentrate on de eloping indi idual adult sports and let pri ate adult leagues handle much of the team programs.

- *tdoor ecreatio* - There does not appear to be much emphasis gi en to this program area by the Recreation Di ision. While important to a well rounded recreation program, these acti ities should be offered primarily by other community based organi ations.

- *ecial Needs* It appears that the Recreation Di ision does not offer any specific special needs programming. It is difficult for most recreation agencies to ha e a broad special needs program on their own. As a result many departments in a region will often band together to pro ide these ser ices in a more cost effecti e manner. The Recreation Di ision should consider partnering with organi ations for special needs programming and/or Broward County Parks and Recreation.

.2. FUTURE PROGRAMS AND SERVICES RECOMMENDATIONS

Beyond the program areas that ha e been addressed abo e there are also a number of general recommendations regarding future recreation programming.

- In collaboration with uman Ser ices and PA de elop a well concei ed plan for the deli ery of recreation ser ices to the citi ens of allandale Beach for the next to 1 years. This plan should clearly identify areas of programmatic responsibility and ensure that there is not o erlap in resource allocation. From this, the Recreation Division needs to establish a five year program plan that identifies the priorities for program de elopment, the responsible staff member and the required resources. ach community center or other facility would then develop their own five year plan with a specific and detailed implementation plan for each year.

- Utilizing the five year program plan model, a program development assessment should take place before actually proposing a program. This will aid in determining the appropriateness and priorities for any new programs.

- ery program or ser ice offered should be required to de elop a program proposal sheet to determine the direct cost of offering the acti ity as well as the minimum number of registrants needed to

conduct the program. This proposal form should also e aluate the need for the program, its market focus, and the ability to support the program priorities for the department.

- Once each program or ser ice is completed a program report should be completed that itemi es the exact cost and re enues that were generated by the program as well as the number of indi iduals ser ed. This will determine if the program or service met its financial goals and also its ser ice goals.

- The Recreation Di ision should conduct a lifecycle analysis for major programs to determine the future trends and direction for acti ities. Tracking program trends on a regional and national basis would also be helpful.

- As the demand for programs and ser ices continues to grow the Recreation Di ision should expand opportunities for partnering with other city departments and organi ations to pro ide speciali ed ser ices to the community.

- The Recreation Di ision will need to de elop programs that ha e not only an appeal for different age groups (youth, teen, adult and seniors) but also to the family unit as well as the different ethnic groups in the city (African American, atino, and astern uropean).

- The "branding of programs especially in the area of camps and other activities will help to expand and reinforce the markets for these acti ities.

- In larger and more progressi e recreation departments in the United States there has been a great boom in recreation programming in the last twenty years. Most departments now offer a full complement of acti ities in the following core areas

Sports
- Youth
- Adult
- Team
- Indi idual
- Camps and clinics
- Tournaments
- Non-traditional sports (BMX, in-line hockey, etc.)

Fitness/Wellness
- Fitness classes
- ducation

Cultural Arts
- Performing arts (dance, theater, music, etc.)
- isual arts (painting, ceramics, pottery, etc.)

Youth
- Before and after school
- Summer day camps/playground programs
- Preschool
- Teen

Outdoor Recreation
- Outdoor ducation
- Outdoor ad enture
- n ironmental

Seniors Aquatics
- essons
- Fitness
- Competiti e (swim teams)
- Specialty

eneral Programs
- Personal de elopment
- Specialty

Special Needs

Special ents
- Community e ents

The Recreation Di ision does not ha e to offer programs and ser ices in each of these areas but the population of allandale Beach should ha e opportunities for participation in all of them through some pro ider in the community.

- From a trends perspecti e many programs are offered with shorter sessions (two to three classes) or on a drop-in / pay as you go basis (especially fitness). In addition, there has also been a concerted effort to integrate con entional recreation programming with community based social ser ice programs. Most of the social ser ice programs are offered by other community based agencies.

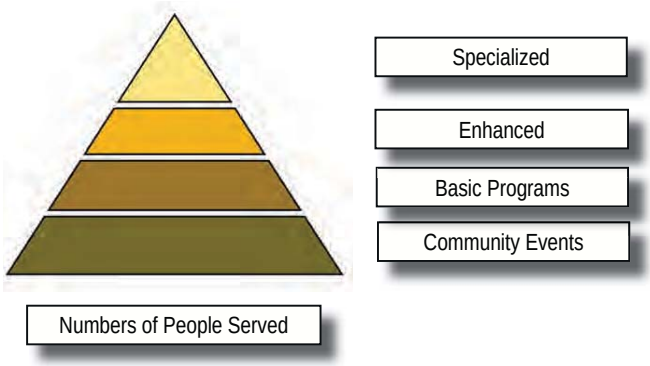
- In addition to organi ed programs, there is an increasing emphasis in most parks and recreation agencies on providing opportunities for people to recreate on their own at the time of their choosing. This requires times at facilities that are dedicated strictly to drop-in use.

- Parks and Recreation needs to be aware of the following keys to pro iding successful recreation programs and ser ices

  - ***Fee Setting:*** In order to accomplish a high le el of recreation ser ices, recreation departments ha e been much more aggressi e in their fee setting with the goal of co ering more operational expenses for some programs. owe er, with a more entrepreneurial approach to assessing fees for some acti ities comes the need to de elop a scholarship program that allows for those indi iduals that cannot afford to pay the opportunity to participate in recreation acti ities. Such programs usually ha e a limited budget and do require the user to pay at least something for ser ice.

Many departments are now tiering their programs into different categories with differing le els of cost reco ery.

Programs and ser ices should be categori ed into four le els of offerings that are di ided by the le el of instruction, expertise, or importance to the community s well being. Priority for funding and facility usage should be based on the category in which they fall, with fees being set accordingly. The four categories should include



omm ity e e ts special community wide e ents, acti ities or festi als that are one time e ents. It should be expected that there will be little to no fees for these acti ities. Some re enues may be collected from sponsorships and sales of goods and ser ices but the general rate of reco ery would be less than 1 .

asic or core rograms those that are essential to recreation and community needs (such as teen acti ities, senior programs, youth acti ities, special populations, etc). The program direct costs are usually hea ily subsidi ed. Suggested reco ery rate is to of direct costs.

a ced those that are beyond basic and are focused on an audience that has a greater ability to pay. Programs in this area could include adult fitness and sports, or general programs. Suggested minimum recovery rate is to 1 of direct costs.

eciali ed these are acti ities that are ery speciali ed in nature. These would include activities such as fitness assessments, trip programs, facility rentals and the like. Fees are set based on what the market will bear but

at minimum would require 1 of direct costs.

- ***Use of Other Service Providers:*** There has also been a mo ement away from the principle of public recreation departments ha ing to be the actual pro ider of all recreation programs and ser ices to the concept of public agencies being the general coordinator and enabler of o erall community recreation needs and resources. This has resulted in a great deal of programming now being conducted by olunteer youth sports organi ations, adult sports associations, non-profit groups such as the YMCA and other social service organizations, as well as the private sector. This has reduced the financial obligations of the public sector, placed programming in the hands of organi ations with the specific expertise (and often the facilities as well), and allowed the pri ate sector to ha e a more acti e role in public recreation. There has also been an increase in the number of public agencies collaborating to bring a higher le el of recreation ser ice on more of a regional basis especially for more speciali ed ser ices (special needs, outdoor education, etc.). This concept has become much more pre alent across the country with recreation departments being a clearing house of information and ser ices pro ided by others while pro iding more basic recreation ser ices itself.

- ***Facilities:*** With the demand for recreation programs and ser ices continuing to expand at strong rates, a new more inno ati e approach has been undertaken to find appropriate sites for many activities. This has resulted in partnering with private facilities (fitness centers, dance studios, outdoor aquatic clubs, etc.), non-profits (YMCA's, Boy's & irl s Clubs, cultural arts centers, etc.) and e en pri ate schools for certain acti ities.

- ***Staffing:*** In order to continue to grow the number of recreation programs and ser ices that are offered to a community, adequate staffing is necessary to not only conduct the program itself but also to supervise and administer the activities. With staffing costs being the single greatest expense item for parks and recreation departments, many agencies ha e attempted to minimi e the number of full-time staff by contracting for certain programs or partnering with other pro iders for ser ices (see Use of Other Ser ice Pro iders abo e). owe er, e en with this approach there still needs to be adequate full-time staff to o ersee and coordinate such efforts. Part-time staff is still the backbone of most recreation divisions and make up the vast majority of program leaders and instructors. Many departments ha e con erted program instructors to contract employees with a split of gross re enues (usually to the instructor and to the city) or de eloped a truer contract for ser ices that either rents facilities and/or takes a percentage of the gross from another organization. The use of olunteers can help to augment paid staff but should not be seen as a substitute for them.

- ***Administration:*** ssential to de eloping a comprehensi e recreation program is a strong administrati e o er iew of the process. It starts with the de elopment of an o erall philosophy that will direct programming efforts by the public organi ation and determine the role of other pro iders. The philosophy should emphasi e areas of focus by age group as well as program areas and also prioriti e future program de elopment options.

ey aspects of administration include

o se s co tracted As part of the programming philosophy a determination of what programs and ser ices will be offered directly by the recreation staff and which will be contracted to other indi iduals or organi ations must be determined. Increasingly recreation departments are turning to contracted ser ices to broaden programming and limit the role of in-house employees. The Recreation Di ision currently does contract for aquatics and tennis programming.

ar eti g There has to be the reali ation that recreation programming is a discretionary use of a person s time and money and as a result it is critical that there is a strong marketing effort to promote the recreation acti ities that are offered by public pro iders.

ecord ee i g To determine the relati e success of programming and the markets being served, accurate and timely record keeping is necessary. Registration numbers by class and acti ity area need to be kept and comparisons by programming season conducted. In addition expense and re enue numbers for each acti ity must be noted and

compared to determine financial viability. Demographic records of who are taking recreation programs and where they live will determine specific markets that are being served and more importantly ones that may be overlooked. The only way to adequately keep such records is through complete computeri ation of not only registration but all records associated with programming.

al atio Ultimately the success of recreation programming must be measured by the community it ser es. A determination of the satisfaction with existing programs and ser ices as well as the needs and expectations for future programming must be measured through a formal e aluation process. ach program area must ha e a life cycle analysis completed and programs that are stagnate or on the decline will need to be dropped or modified. Assessing customer satisfaction with individual classes and instructors is also important to continuing to pro ide high quality programs and ser ices. Patrons must ha e easy opportunities to comment as well as knowing where and how to provide feedback.

Chapter .0

epartment of Par s an ecreation na ysis & ecommen ations

7.0 Department of Parks & Recreation Analysis and Recommendations

.1. GENERAL SYSTEM WIDE OBSERVATIONS

The following are general obser ations of the City of allandale Parks and Recreation Department based on site isits to the city, its recreation facilities and programs, as well as inter iews with key staff and other pro iders.

- ike many cities in the United States, allandale Beach faces challenges in the deli ery of parks and recreation ser ices in a cost effective and efficient manner.
- The city must operate and maintain a ast ariety of parks and recreation facilities that are geographically spread across the city.
- Many of the facilities are now older and some are functionally obsolete for the roles they must support. This puts a tremendous strain on the department.
- Despite operational budget cutbacks and restrictions, the city continues to add additional parks and recreation facilities to the in entory.
- allandale Beach Parks and Recreation has traditionally been based on deli ering ser ices on a neighborhood le el both for facilities and programs. While this pro ides the greatest le el of ser ice to the community, it is costly to de elop and maintain.
- The city is divided into five key geographic areas that have different recreational needs and are ery different in their demographic make-up.
- There are a ariety of recreation programs and ser ices that are being demanded in the city from population that is expected to change from an older to an increasingly younger and more ethnically di erse population base. Year round schools pro ide another challenge.
- The city s recreation programming is pro ided by not only the parks and recreation department but also by uman Ser ices as well as the Police through PA .
- Maintenance functions are handled by both parks and public works.
- Specific roles and responsibilities for providing recreation programs and ser ices appears to be rather randomly assigned to different departments (Parks Recreation, uman Ser ices, and Police) based on which department wants to take on a task rather than an overall assessment of what is the best approach for the most efficient and effecti e deli ery of parks and recreation ser ices.
- There is a general lack of coordination and planning as well as communications breakdowns with other departments in the city. This includes
  - De elopment Ser ices Coordinating de elopment with parks amenities and programs in a comprehensive manner to benefit the community in a cost effecti e manner.
  - Public Works – Coordinating maintenance of parks, playing fields, buildings and hardscapes with other maintenance and operations functions.
  - uman Ser ices Planning for the pro ision of youth and senior ser ices.
  - Police Planning and coordinating PA programs for youth in concert with parks and recreation programs and ser ices.
- There needs to be greater emphasis placed on e aluation and measurement of operations and producti ity as a department.
- The department needs to continue to update and add equipment and technology. This includes making sure that key staff has either cell phones or radios, that computers are upgraded to run sur eillance camera software, and there are adequate ehicles for parks maintenance staff.

.2. DEPARTMENT STAFFING, ORGANI ATION, AND ADMINISTRATION

- ssential to a deli ering effecti e, well organi ed, parks and recreation ser ices to the residents of allandale Beach is a ha ing a strong

organi ational structure in place. Concerns associated with this issue are

- The department has a general lack of comprehensi e operating systems in place to guide management and pro ide aluable information and documentation for future planning.
- While there are ery basic operating policies and procedures in place on a department le el these do not appear to be as rele ant or effecti e on the individual center or facility level. Specific operating policies and procedures for indi idual facilities are minimal.
- There is a definite lack of any form of comprehensive marketing plans for recreation ser ices on the center le el as well as from a department perspecti e.
- The department needs to de elop formal interlocal agreements with the school district and county outlining priorities of use, maintenance, financial contributions and design considerations for new facilities.
- There appears to be a general lack of on-going super ision of programs and ser ices by full-time staff during e ening and weekend hours. This is due in part to a reduced full-time staffing level but also how staff is scheduled and utili ed.

.3. PARKS AND RECREATION OVERALL DEPARTMENT RECOMMENDATIONS

- stablish a ser ice plan for the department that focuses on program priorities, facility operations directi es and establishing a basic management systems plan is essential.
- The existing job descriptions and responsibilities need to be updated to represent the current organizational plan. Specific job responsibilities need to be formali ed.
- Detailed and specific annual work plans should be required for each full-time staff member and these should be monitored by their direct super isor on a regular basis. The work plans should co er issues such as budget de elopment, programming, community center cleanliness and maintenance, marketing, community outreach and staff interaction and communication. There should be measureable benchmarks and outputs required for each plan.
- ach community center director should be responsible for the de elopment and monitoring of their own budget.
- Formal facility inspections should be completed on at least a weekly basis. These inspections should co er maintenance issues, equipment inspections and documentation, safety and operational issues.
- Currently athletic field maintenance does not have a maintenance plan in place to guide operations and define scheduling and tasks. This should be de eloped in the next year.
- Parks and Recreation, in conjunction with the Public Works should de elop a formal, internal, year capital impro ement budget for its facilities. This budget should be updated annually.
- An o erall marketing plan for recreation programs and ser ices should be de eloped on the department le el. This document should be a simple, easy to implement, document that ser es as a guideline for specific marketing efforts.
- A comprehensi e safety and security program should be de eloped on a department le el. The general policies and procedures should then be reinforced by specifics for each division and facility.
- Commit to de eloping a strong communications plan between different aspects of the department as well as with other city departments.
- Any new park or recreation facility that is planned for the city should be required to ha e a maintenance impact statement completed that identifies the financial and staff impacts of maintaining the facility before it is built.
- xplore the possibility of Parks and Recreation taking on the role of scheduling all playing fields in the city (including school district fields for non-school use) to pro ide a single scheduling entity.

- The current tennis center management contract should be rewritten to impro e not only the product that is being deli ered but also to require increased emphasis on the physical condition of the facility.

- With the current system, users of the aquatic center may ha e to go to three locations to pay for ser ices. The pool patrons should be able to pay for admission, programs, or swim passes at the pool itself.

.4. PARKS AND RECREATION BUDGET

- The Parks and Recreation Department budget has been de eloped with only general and basic budget categories. The department needs to mo e toward a cost center accounting system where major budget sections are set up with sub categories based on specific facilities or program areas. This will pro ide greater transparency for the entire budget process, allow for an accurate picture of both costs and re enues for indi idual areas, and allow for super isory employees to be directly responsible for their own budgets.

- Parks and Recreation currently pro ides ser ices for a number of community organi ations and the time and cost for these ser ices should be clearly delineated.

- A number of administrati e ser ices are pro ided for PA and the cost of these acti ities also needs to be itemi ed.

- Currently the city funds a number of community organi ations which pro ide cultural, recreation, and other community ser ices. With the reduced level of funding that the department receives, a cost/benefit analysis should be conducted for each of these organi ations to ensure that the Parks and Recreation Department would not be better off recei ing some of this funding.

- The Parks and Recreation Department should not be pro iding ending ser ices for its facilities or city hall. This is a poor use of time and resources. This function should be contracted to an outside endor as soon as possible.

- All contract programs and ser ice pro iders should be mo ed to a - split of re enues (from the current -) to pro ide the city with a better re enue stream.

- A strong effort is needed to track and document use of arious city facilities from acti e use areas to more passi e use amenities. This will pro ide the opportunity for the city to tie maintenance costs to use numbers for facilities.

- Deferred maintenance items must be prioritized on a five and ten year plan for funding and ultimate completion. The list should be updated and reprioriti ed on a yearly basis.

- A funding plan for the deferred maintenance items must be de eloped. If there are a significant number of high priced improvements that must be completed in the near future, then the city may need to consider a bond issue to fund such items in a cost effecti e manner.

- stablish a capital depreciation/replacement budget for major facilities and equipment.

- The city should consider contracting for certain ser ices that would be more cost effecti e if they were pro ided by other entities (see Future Operations and Maintenance Standards section).

- The Parks and Recreation Department must adopt a more aggressi e fee policy as was noted in the Programs and Ser ices Assessment section of the report.

. FUTURE OPERATIONS AND MAINTENANCE STANDARDS

With diminishing financial resources, it will be important that the Parks and Recreation Department de elop strong and detailed operations and maintenance plans and standards.

- a ing a well-de eloped maintenance plan pro ides an excellent foundation for establishing time/material cost estimates for arious maintenance functions and tasks. Once the maintenance plan is in place the process needs to continue to de elop to the next le el where actual time and resource allocations are utili ed to alidate the planning numbers that ha e been used. This could take se eral years until enough real world numbers are a ailable to adjust the

existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.).

- Specific stand alone maintenance plans should be developed for each major facility (aquatic center, community center, or special use facility). These plans should address not only daily and long term custodial and maintenance functions but also mechanical system and other operating system maintenance.

- stablish lifecycle cost estimates for all major capital assets in the department.

- The department should de elop three distinct le els of ser ice for park and recreation amenities. This would be a more cost effecti e approach to maintenance and more accurately reflect the proper level of ser ice necessary to maintain a facility.

  - The highest le el would be for facilities that are highly isible, recei e extensi e public use, ha e acti e use amenities, and for all indoor facilities.

  - The second le el would be a lower le el of ser ice for more passi e use parks, trails and park areas.

  - The third would be for open space, right of ways, and areas that are not highly used or may not be e en isible to the public.

- The department, in conjunction with Public Works, should de elop specific guidelines to determine which maintenance functions or acti ities should be considered for contract ser ice. A primary aspect of this plan should be a cost/benefit assessment of providing a function in house s. contracting for the ser ice. eneral guidelines include

  - Basic maintenance functions that occur on a regular basis should not be contracted if they occur in highly isible locations or for facilities where there is a ery strong le el of public use.

  - Speciali ed functions that require special training or equipment, are inherently dangerous, or do not occur on a regular basis should be considered for contract ser ice.

  - Basic maintenance functions that occur in remote or low use areas should be considered.

  - ery small parks (under one acre) and right of ways that require the allocation of a high le el of time and resources should be considered.

  - Remote locations that take significant travel time to maintain should also be considered.

- Conduct a study to determine which if any maintenance functions could be successfully handled by other organi ations such as de elopers, sports clubs and homeowner associations.

- All memorandums of understanding and intergo ernmental agreements should be re iewed at least e ery years to assess the maintenance impacts of the agreements.

F t re Facilities

- For each new proposed park or recreation facility, a detailed projection of the cost of maintaining the amenity on an annual basis should be completed. This should include not only additional man power requirements but also equipment, operating supplies and necessary contractual services. An on-going system with specific procedures should be in place to accomplish such estimates in a consistent and organi ed fashion.

- Maintenance super isors and administrati e staff should be acti ely in ol ed in the design re iew process for all new planned facilities. The review process should focus on materials and surfaces/finishes being specified, maintenance equipment required to maintain the amenity, access for maintenance equipment, and brand of materials continuity.

t er

- De elop an energy management plan that attempts to not only control energy costs but promotes energy conser ation and also attempts to utili e alternati e forms of energy.

Chapter .0

un in ptions

8.0 Funding Options

One of the major challenges for the City of allandale Beach is determining a method for funding the capital de elopment costs as well as the anticipated annual operating requirements of expanded parks and recreation facilities, programs, and ser ices. It is clear that a number of different funding sources may need to be utili ed for this to become a reality. As a result, a number of possible funding sources were in estigated. Although this is not meant to be an exhausti e list it does indicate possible a ailable funding sources. These include

.1. CAPITAL FUNDING

.1.1 Partnerships The possibility of including equity (primary) partners in parks and recreation projects should be explored. There will be limits on the number of these types of partners that can be established for a project due to possible competing interests. A more detailed partnership assessment will be necessary to determine a realistic level of financial support.

.1.2. Fundraising A possible source of capital funding could come from a comprehensi e fundraising campaign in the City. Contributions from local businesses, pri ate indi iduals and social ser ice organi ations should be targeted. To maximi e this form of funding a pri ate fundraising consultant may be necessary.

.1.3. Grants endowments There are a number of grants and/or endowments that are a ailable for parks and recreation projects. It is more difficult to fund active recreation facilities than parks and open space from these sources, but an effort should be made to acquire funding when a ailable. ey areas that should be targeted for grants are ser ing youth, teens, seniors and families.

.1.4. Naming Rights and Sponsorships Although not nearly as lucrati e as for large stadiums and other similar facilities, the sale of naming rights and long term sponsorships could be a source of some capital funding as well. It will be necessary to hire a specialist in selling naming rights and sponsorships if this re enue source is to be maximi ed to its fullest potential. No lifetime naming rights should be sold only year maximum rights should be possible. Determining the level of financial contribution necessary to gain a naming right will be crucial. This could mean a contribution for up to of the total cost of an entire project for o erall facility naming rights or to 1 for indi idual spaces within a park or facility itself.

.1. . Developer Funding It may be possible to work with de elopers in the city to assist with funding for various projects. They would benefit directly from the City s de elopment of parks and other community facilities and as a result should be approached to help fund a portion of community impro ements.

.1. . City of Hallandale Beach If the City is going to be the primary funding agent for new parks and recreation facilities, se eral options to acquire the necessary tax dollars for a project will need to be e aluated.

- ***eneral a ollars*** The utili ation of any existing non allocated tax dollars for a project. This will result in the slow de elopment of new facilities by simply allocating existing tax funding when possible.

- ***a ital m rovement F nd*** stablishing a dedicated funding source for capital projects from either a percentage of existing tax re enues or through a tax increase established for that purpose.

- ***ond eas re*** – A voter passed tax initiative to fund specific capital projects. For the larger and high dollar projects, this may be the only realistic way to de elop these facilities.

.2. OPERATIONS FUNDING

In order for the City to add new facilities or programs, the le el of operational funding will also ha e to be increased. As a result a funding plan for operations will be necessary.

.2.1. Partnerships If new facilities are de eloped through partnerships with other organi ations then it should be expected that the cost of operating or maintaining these amenities will also be shared with the other partners. A more detailed partnership assessment will be necessary to determine a realistic level of financial support.

.2.2. Sponsorships The establishment of sponsorships for different programs and ser ices as well as funding for different aspects of a park or facility s operation is possible. But in most cases this pro ides a relati ely

low re enue stream for funding day to day operating costs for parks and recreation.

.2.3. Grants There are grants that are a ailable for programs and ser ices that ser e the disad antaged, youth, teens and seniors. It may be possible to acquire funding for specific programs from this source.

.2.4. Endowment Fund This would require additional fundraising to establish an operational endowment fund that would be designed to fund capital replacement and improvements at City facilities. It is often difficult to raise funds for operational endowments and the le el of funding required is high.

.2. . City of Hallandale Beach It should be expected that the City will ha e to be the primary operations funder for its operation.

- ***eneral a ollars*** The utili ation of any existing non allocated tax dollars for operations. This will probably not result in any significant funding for the expansion of City operations.

- ***a ncrease*** – To fund significant increases in operational costs it is possible that the City will need to ha e a tax increase. The increase should not only co er new parks and recreation amenities but also new programs and ser ices as well as administrati e staff and o erhead.

.2. . Foundation It is highly recommended that a 1(c) foundation for parks and recreation be established for the City. This will pro ide a way to collect a ariety of fundraising dollars as well as equity partner payments for both capital and operations. This may also make projects eligible for a broader range of grant dollars as well.

Chapter .0

aster P an eve opment ternatives

9.0 Master Plan Development Alternatives

.1 MASTER PLAN DEVELOPMENT OPTIONS INDIVIDUAL PARKS MASTER PLANS

As has been pre iously mentioned, the City of allandale Beach is a fully built-out city where no major acant land is a ailable for new park and recreation de elopment. Only existing park and recreation facilities are part of the Master Plan. Creating acant land for recreational de elopment comes at a premium price and the City, in recent years, acquired an -acre trailer park adjacent to Bluesten Park for the expansion of this park. It is not likely that the City of allandale Beach will acquire additional property for recreational de elopment in the near future. As such the City Wide Parks Master Plan has focused on the rede elopment and maximi ation of existing park and recreation resources.

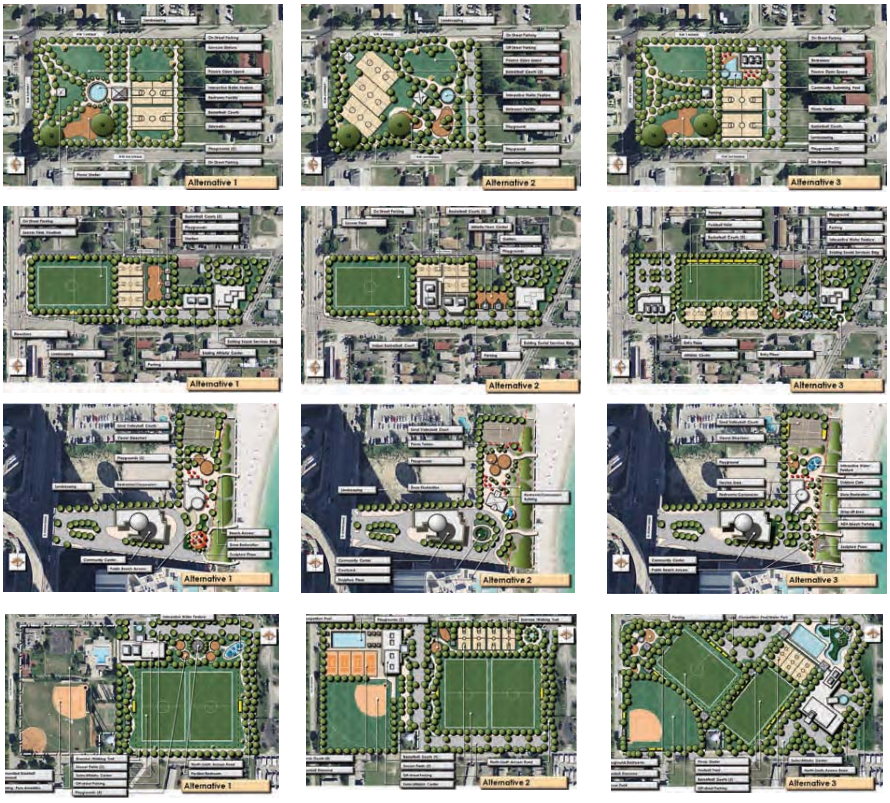
During the process of Master Plan de elopment, a series of alternati e options were prepared for each of the City s Parks. Based on the information on community preferences and needs gathered through the Sur eys, Community Meetings, and the Needs Analysis, the design team proceeded to prepare a series of Alternati e Program De elopment Options and Design Scenarios for each of the City s parks and for parks where such Alternati es /options were warranted.

ach of the parks existing conditions and preliminary conceptual plans and alternati es for new park de elopment and park upgrades, including the estimated construction costs, were first presented at the City Commission Workshop of February , 11. Subsequently, the options were presented at Community Workshops. The Alternati es presented were for the following facilities

- Joseph Sca o Park
- Foster Park
- B.F. James Park
- Oreste Blake Johnson Park
- Ingalls Park
- Peter Bluesten Park
- olden Isles Park
- North Beach Park
- South Beach Park

The Alternati e Master Plan designs for each of the parks are presented in graphic form in this section of the report for the purpose of establishing a record of the process and showing the range of options e aluated for each park.

During the process of the Community Workshops, recommendations were noted and subsequent changes to the Alternati es were made. The final presentation of the evaluated Alternatives was made to the City Commission on May 1 , 11. At this presentation, the Master Plan Preferred Alternati e for each park was selected. On the following pages we present the alternati es for each of the City s parks.


Alternative 1
Alternative 2
Alternative 3
Alternative 1
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Alternative 1
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Alternative 3

.2. JOSEPH SCAVO PARK

INTRODUCTION

The passi e nature of Joseph Sca o Park was one of the guiding principles dri ing the park design options. The Alternati es illustrated represent the Consultant Team's evaluation of community preferences, identified needs and the assemblage of these into a design form that responds to site and context conditions. To alle iate the need to construct a parking lot, parking is pro ided on the street for all options.

Three Alternati e Plans were initially prepared for Joseph Sca o Park. These alternatives reflect minor differences in recreational program content. Options A, B and C include the pro ision of new restroom facilities for park users. In addition, all options addressed the preser ation, in as much as possible, of major existing egetation on the site or the replanting of existing trees to create additional tree canopy within the park.

The organi ing difference between the three alternati es was the location of the acti ity amenities within the park. Alternati e C utili es N. . th Street as a major form gi ing access element and locates the park s primary acti ities in direct relationship to the intersection of this street and Three Islands Boule ard. Alternati e A utili es the concept of the existing pla a at the same intersection but only places the dog parks at this location and inland on the park. Alternati e B shifts the primary acti ities northward and does not align acti ities with the external roadway system intersections.

ORGANI ING ELEMENTS DIFFERENCES

Major organi ing elements for the three options are

Programmatic Differences - All three alternati es include a number of similar components passi e open space, on street parking, a redesigned walkway/ exercise trail through and around the park, extensi e landscape treatment, a larger playground area, either one or two basketball courts, se eral picnic shelters and a restroom facility. There are also components which are different in each alternati e Alternati e A has two basketball courts and two sand olleyball courts, and two dog parks. Alternati e B has two basketball courts but no sand olleyball, an interacti e water feature and does not accommodate dog parks Alternati e three has only one basketball and one sand olleyball court, an interacti e water feature and two dog parks. The construction of an interacti e water feature requires the construction of restroom facilities in support of the interacti e water feature and would therefore be a required in Alternati es B and C.

Dog Park ocation Alternati e A locates two separate dog parks towards the internal area of the site. This requires dog owners to tra erse the park to reach the Dog Park this is not allowed by City of allandale Beach Code as dogs, e en on a chain, are not allowed in City parks. Alternati e C locates the two dog parks immediately off the sidewalk thus allowing access which complies with the existing City Code. Alternati e B has no dog park.

Passi e Park Areas - All Alternati es include passi e park areas strategically distributed throughout the site and the inclusion of pa ilions for sitting and relaxation. xercise stations are also included along the pedestrian paths.

Playground ocation All Alternati es include approximately the same amount of playground areas. Alternati es B and C locate the proposed children s playgrounds adjacent to proposed interacti e water features toward the center of the park whereas Alternati e A, locates the playgrounds toward Three Islands Boule ard in the same area in which it is located presently.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11, the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop. Subsequent to this Workshop, Operations and Maintenance costs, as requested, were also analy ed and presented for e aluation.

Following the February , 11 Workshop, the Alternati e Master Plans were presented to the community through the Community Workshop process. The number of options was narrowed down based on comments recei ed during the Community Workshops, and the professional criteria de eloped by the B A team.

Subsequently, the re ised alternati es, which consisted of only two alternati es, were presented for final evaluation and selection at the City of Hallandale Beach Commission Meeting of May 1 , 11.

Alternati e was selected as the Preferred Master Plan De elopment Design for Joseph Scavo Park, as reflected in the Minutes of Special Meeting of the City Commission of May 1 th. The Commission s decision was centered on the fact that this alternati e allows for the inclusion of the Dog Park without impacting the o erall park, that it allows for a site design that responds to contextual conditions, pro ides for the easy phasing of park construction and allows the passi e nature of the park to remain unchanged while allowing the inclusion of more acti e uses that respond to community needs and desires. The selected Alternati e plan is to include a basketball court and only two pa ilions as required by the City Commission ote.

Original Alternatives presented in February, 2011

Final Alternatives presented in May, 2011

.3. B.F. JAMES PARK

INTRODUCTION

The concept for B.F. James Park was to transform the park from a non-regulation baseball facility with limited passi e space and highly underutili ed park to a new community-oriented park with water acti ities that will attract not only surrounding residents but residents from the o erall Quadrant and the City of allandale Beach in general. Proposed increased landscaping will also add to the attracti eness of the park and increase the tree canopy dramatically.

Initially, three Alternati e Plans were prepared for B.F. James Park. These alternati es addressed differences in program content, park orientation, access and pro isions of internal parking areas. All options addressed the preser ation of existing egetation on the site.

ORGANI ING ELEMENTS DIFFERENCES

Major organi ing elements for the three options were

Programmatic Differences - Alternati es A and B propose the construction of an Interacti e Water Feature as a central attraction in the park. The water feature would be a ground le el fountain with water jetting up from the surface to allow children to play. Per health code, restrooms are required within a specific distance of this type of facility. Alternati e C, proposes a Family Oriented Pool as opposed to an Interacti e Water Feature. Alternati es A and C pro ide two basketball courts whereas Alternati e B pro ides three basketball courts.

Park Orientation Alternati e A and C pro ide direct access and orientation towards N.W. th Street and N.W. 1st A enue. Alternati e A and C create a major pedestrian axis towards th Street. Alternati e B pro ides for an internal park orientation. ere the park acti ities are oriented to more to the internal parking area, while the basketball courts provide an arc of paved area that defines the north edge of the park.

Passi e Park Areas - The passi e areas area for Alternati e A and C are located on the northeast side of the site, towards N.W. 1st A enue and N.W. th Street. Alternati e B has the smallest passi e park area.

Playground ocation - The playground in Alternati e A and C is located on the south side of the park near the intersection of N.W. nd A enue and N.W. th Street. Alternati e B locates the playground directly off the internal parking area and adjacent to the Interacti e Water Feature.

Internal Parking ocation Alternati e A locates all the parking on the periphery of the park. Alternati es B and C pro ide an internal parking area that can be accessed from N.W. 1st A enue or N.W. nd A enue. The internal parking area pro ides direct access into park acti ities.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DE VELOPMENT DESIGN RECOMMENDATION

Costs opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11 the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop. Subsequent to this Workshop, Operations and Maintenance costs, as requested, were also analy ed and presented for e aluation.

Following the February Workshop, the Alternati e Master Plans were presented to the community through the Community Workshop process. The number of options was narrowed down based on comments recei ed during the Community Workshops, and the professional criteria de eloped by the B A team.

Subsequently the re ised alternati es, which consisted of only two options, were presented for final evaluation and selection at the City of Hallandale Commission Meeting of May 1 , 11.

Alternati e was selected as the Preferred Master Plan De elopment Design for B.F. James Park as reflected in the Minutes of Special Meeting of the City Commission of May 1 th. The Commission decision was centered on the fact that this alternati e pro ides for a Family-Oriented Pool, an element that is desired and needed by the surrounding community. Additionally, the feature of ha ing an internal parking area for easy access to the Family-Oriented Pool, the pro ision of the additional parking spaces that it provides were also facts that influenced the selection of Alternati e .

Original Alternatives presented in February, 2011

Final Alternatives presented in May, 2011

.4. ORESTE BLAKE JOHNSON PARK

INTRODUCTION

O. B. Johnson Park is concei ed as a arge Neighborhood Park that will pro ide specific sports activities such as football, soccer, basketball in both outdoor and indoor courts, tennis and playground areas. The park design e ol ed through community and City Commission input. Alternati e options addressed different concepts of how the park relates to its surrounding context, the relationship to the adjacent Social Ser ices building and potential future park land acquisition in the immediate area of the park.

Due to the fact that there is not sufficient land for a regulation size Baseball facility in this park, it was decided not to include this use in the new park design. The existing baseball field is non-regulation and there is insufficient land available to increase the si e. Additionally, the community requested that football, a ery popular sport with the neighborhood youth be located at O.B. Johnson Park. All baseball acti ities would be relocated to Peter Bluesten Park.

The existing Community Center Building does not appear to meet the needs of the community. The building is small for the existing indoor basketball court and there is insufficient space to accommodate bleachers for viewers, nor does it have lockers or changing rooms with large enough facilities to meet the needs of the community.

Four Alternati e Design Options were initially prepared for e aluation. The four were narrowed down to two options for final selection and are presented on the facing page and described below.

ORGANI ING ELEMENTS DIFFERENCES

Major organi ing elements for the four options are

Programmatic Differences All Alternati es pro ide as outdoor sports enues football/soccer in a multi-purpose field configuration, and a playground with three separate play areas. Alternati es A, B and C pro ide three outdoor basketball courts. Alternati e D pro ides one outdoor basketball court, two tennis courts, and one basketball court.

Park Orientation Alternati es A, and D place the new Community Recreation Building to the area adjacent to N.W. th A enue and Foster Road. Alternati e B places the new building at the midpoint of the site s perimeter on N.W. th A enue. Alternati e C proposes the ehicular entrance to the parking areas to be from N.W. th Terrace as opposed to N.W. th A enue for the other alternati es. Alternati e C locates the proposed Community Recreation Building on the Pembroke Road side of the site.

Community Recreation Building ocation Alternati es B and C separate the Community Center from the epburn Social Ser ices Building. Alternati e C proposes the location of the new Community Recreation Building at the north end of the site, adjacent to Pembroke Road. In Alternati e C, the multi-purpose football/soccer field is located towards the center of the property; and with the parking area immediately to the north, on the corner of NW. th Terrace and Pembroke Road. In Alternati e C the basketball courts would line the N.W. nd A enue side of the field. In all Alternatives the Social Services building and its parking area would remain at their present location.

Alternati e B ocates the Community Center building immediately adjacent to the multi-purpose football/soccer field and places the basketball courts immediately to the east of the building. The playgrounds ser e as the link to the Social Ser ices building.

Multi-Purpose Football/Soccer Field A dual use, multi-purpose football and soccer field, is proposed for O.B. Johnson Park. The location of the field in Alternatives A, B and C is to the north side of the site, facing Pembroke Road and occupying the land between N.W. 7th Terrace and N.W. 7th Avenue. In Alternative C, the field is located to the center of the site away from Pembroke Road.

Internal Parking ocation All four Alternati es pro ide off-street parking. Alternati e C has the parking area accessed from N.W. th Terrace and is internal to the site. Con ersely, the entrance to the parking area for Alternati es A, B, and D are located on N.W. th A enue.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e

construction costs. On February , 11 the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop. Subsequent to this Workshop, Operations and Maintenance costs, as requested, were also analy ed and presented for e aluation.

Following the February , 11 Workshop, the Alternati e Master Plans were presented to the community through the Community Workshop process. The number of options was narrowed down based on comments recei ed during the Community Workshops, and the professional criteria de eloped by the B A team.

Subsequently, the re ised alternati es, which consisted of only two options, were presented for final evaluation and selection at the City of Hallandale Commission Meeting of May 1 , 11.

Alternative 2 was selected as the Preferred Design as reflected in the Minutes of Special Meeting of the City Commission of May 1 th. The City Commission ote also included the amendment that two exterior ( ) basketball courts be located on the site. Among the selection criteria elements that fa ored this option are that it provides for the Community Recreation Building to be away from the high traffic of Pembroke Road; that the multi-purpose field is correctly located on the north side of the park that it allows for adequate parking for the facilities that it pro ides the mix of acti ities requested by the community which includes tennis and outdoor basketball that it places the Community Center Building immediately adjacent to the Social Ser ices building thus allowing the Social Ser ices patrons to also use the building; and finally, it places the parking area in a way that allows it to be isible from all areas and con enient to access from all the enues on the site.

Original Alternatives presented in February, 2011

Original Alternatives presented in March, 2011

Final Alternatives presented in May, 2011

9.0 Master Plan Development Alternatives

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Chaves a e Par

. . CHAVES LAKE PARK

INTRODUCTION

Cha es ake is to be de eloped as a community asset, a passi e park, allowing the use of the acre lake as a City of allandale Beach recreational resource.

Three Alternati e Plans were prepared for the initial round of e aluations as presented in the February , 11, City of allandale Beach Commission Workshop. These Alternati e Plans all included passi e open space, and parking areas while only two of the alternati es included concession facilities for recreational non-motori ed boating use of the lake.

All alternati es addressed the restoration of the site to a more natural condition and the inclusion of substantial landscape and tree canopy. ehicular ser ice access to the lake was incorporated into all of the Alternati es. Alternati e C shows the passi e park without a pa ed roadway down to the lake edge. This alternati e would pro ide a stabili ed road surface utili ing turf block or per ious pa ers. All ehicular access to the park would be from N.W. th A enue in all of the plan alternati es.

ORGANI ING ELEMENTS ALTERNATIVES DIFFERENCE

Major organi ing elements for the three options are

Programmatic Differences - Alternati es A and B propose the inclusion of a Boat Concession Rental on Cha es ake. Alternati e C illustrates the site plan design without any concession as well as the absence of any picnic areas, restrooms or other amenities, other than parking and a large open passi e space. Alternati e A and B include a children s playground. As mentioned, both of these alternati es were concei ed of with more intense recreational facilities as opposed to Alternati e C which pro ides primarily a passi e par en ironment.

Park Orientation Alternati e A locates the parking area parallel to the east side of the property and the picnic areas and open space towards the west side of the property. Alternati e B and C locate the parking on the north side of the property allowing the south side to be utili ed for recreational park uses.

Passi e Open Space Areas - Alternati e C is a totally passi e park with minimal recreation uses other than an open lawn area. Alternati e A has the smallest amount of passi e park area gi en the layout of the parking while Alternati e B pro ides only a slightly larger passi e area than Alternati e A.

Parking ocation Alternati e A locates all parking on the east side of the property whereas Alternati es B and C pro ide for the parking at the north side of the site. All alternati es accommodate approximately the same amount of parking.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11, the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop and subsequently at the Community Workshop meetings.

Two alternati es were presented at the City of allandale Commission Meeting of May 1 , 11 as the Preferred Master Plan De elopment Design for Cha es ake. The Commission selected Alternati e as the preferred option. Alternati e pro ides a ariety of uses including a Boat/Canoe Rental concession. The layout and design of the plan allows for the easy phasing of the project and pro ides a sufficient amount of passive open space and recreation for families.

Original Alternatives presented in February, 2011

Final Alternatives presented in May, 2011

9.0 Master Plan Development Alternatives

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Peter uesten Par

. . PETER BLUESTEN PARK

INTRODUCTION

Peter Bluesten Park is the City of allandale Beach s largest park ser ing the totality of the City. Three Alternati e Plans were initially prepared for the presentations in the February , 11, City of allandale Beach Commission Workshop. Two of the plans indicated one baseball diamond. Since the baseball fields at both O.B. Johnson and B.F. James parks are proposed to be remo ed gi en they are non-regulation fields with limited land area, the City's Recreation Department believes they need a minimum of two (2) regulation baseball fields. In light of this condition a new Alternative D with two baseball fields was prepared.

All alternati es incorporated the new park lands that were acquired by the City. One alternati e offered the option to preser e the existing facilities at Peter Bluesten Park and expand the park to the new lands. Other alternati es offer a new ision for the park that left open the possibility to create on adjacent lands a illage reen and Town Center as well as include a more adequate site design response to the presence of City all and its acti ities.

How the sports fields could be accommodated on the site also dictated the organization of the alternatives. The concept of angled fields provided a unique character to the park feel and an alternative use of space to fields that are arranged in a rectilinear manner. The angled fields also drove the location of parking areas, the Community Recreation Building and pool.

ORGANI ING ELEMENTS DIFFERENCES

Major organi ing elements for the four alternati es were

Programmatic Differences Programmatic differences between the Alternati es were relati ely minor except for Alternati e A which did not include a major community recreation building, or a larger pool and water recreation use. Alternati e A proposes the re-use of the existing pool, existing baseball and softball fields.

The major difference between all the Alternati e Plans was the presence of two baseball fields in Alternative D, which as previously explained, was a requirement the City had for a minimum of two (2)regulation size baseball fields.

Park Orientation Alternati es A and B, orient the park towards S. . th Street. Alternati es C and D orient the park to the intersection of S. . th Street and City Hall. Alternatives C and D relate to City Hall and the U.S. Post Office site as well S. . th and S. . th Streets. In all alternati es an extension of S. . th A enue to S. . th Street is proposed as requested at the Community Workshop. This allows a better traffic flow throughout the area.

Number of Regulation Baseball Fields - Only Alternati e D pro ided two ( ) regulation baseball fields as required.

Relationship to xisting City all and Potential to Incorporate a Town Center and Additional ands - The ability to incorporate the adjacent lands in a manner that could complement the park and its acti ities is only pro ided by Alternati e C and D. In these two alternati es the center of the park, the Community Recreation Building is located in a manner that relates to City all and to the adjacent potential additional land that could become a ailable in the future from the U.S. Post Office.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11 the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop. Subsequent to this Workshop, Operations and Maintenance costs, as requested, were analy ed and presented for e aluation.

Following the February Workshop, the Alternati e Master Plans were presented to the community through the Community Workshop process.

For the final evaluation and selection at the City of Hallandale Commission Meeting of May 1 , 11 only one Alternati e was presented. i en the requirement that there be two baseball fields, only one alternative met the criteria. This single Alternative became the final Preferred Alternative for Peter Bluesten Park and was appro ed by City Commission ote.

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Original Alternatives presented in February, 2011

Final Concept presented in May, 2011

9.0 Master Plan Development Alternatives

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. . NORTH BEACH PARK

INTRODUCTION

The Alternati e Plans prepared for North Beach proposed making the park more pedestrian oriented and pro iding for impro ed user ser ices 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 pro iding ehicular access to the City s public parking area located in the lower le el of the adjacent Beach Club Condominium.

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

ORGANI ING ELEMENTS DIFFERENCES

Major organi ing elements for the three options were

Programmatic Differences Three program differences are included in the Alternati es 1) The number of sand olleyball courts Alternati es A and C pro ide two courts as opposed to Alternati e B which pro ides only one court) An interacti e water feature is included in Alternati e C, whereas the other two Alternati es do not) A sculpture pla a is located in Alternati e A. All alternati es propose a new Concession/Restroom building.

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

ehicular Access ehicular drop off is pro ided in all alternati es. Alternati e B provides a central landscaped plaza that distributes traffic, is a focal point of the park, and ser es as a pedestrian linkage to the North Beach Community Center Facility. It also allows, as do all the alternatives, the uninterrupted flow of emergency ehicles to the North Beach Fire Station. Alternati e A proposes a drop off for the beach area directly in front of the Concession/Building building. Both Alternati e A and C pro ide a ehicular entrance to the park that is not as clearly organi ed as Alternati e B.

eneral Comments - All three alternati es pro ide essentially the same general layout gi en geometry and land area constraints. Alternati e A pro ides for a more formal layout to include a Sculpture Pla a.

ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11, the Alternati e Master Plans were presented at the City of allandale Beach Commission Workshop and subsequently at the Community Workshop meetings.

Of the three original alternati es presented to the commission and the community, two alternati es were presented at the City of allandale Commission Meeting of May 1 , 11. The Commission selected Alternati e 1 as the Preferred Master Plan Alternati e 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 ser ice loading and caterers. In addition, the Commission required that the two spaces furthest from the beach access be designated for the ser ice spaces.

Original Alternatives presented in February, 2011

Final Alternatives presented in May, 2011

9.0 Master Plan Development Alternatives

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South each Par

. . SOUTH BEACH PARK

INTRODUCTION

The design alternati es for South Beach Park were dri en 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. Alternati es A and B do not contemplate the inclusion of a parking deck within the Park. Alternati es C and D remo e the surface parking and replace it with a multi-story parking structure. The parking structure was laid out in the only iable configuration for the site: paralleling the north property line adjacent to the Beach Club Condominium while allowing the park to de elop in a linear fashion on the south side of the parking structure. This configuration also allowed the park and beach to be fully isible from A1A.

Alternati es A and B pro ide for the preser ation of the existing surface parking in the same location it exists now. In these two alternati es, the park acti ities are distributed in a more organi ed manner within the existing park area. The extensi e planting of non-nati e Australian pine trees would be gradually remo ed to create a more natural and attracti e landscaped en ironment.

Four Alternati e Plans were prepared for South Beach Park.

ORGANI ING ELEMENTS ALTERNATIVES DIFFERENCE

Major organi ing elements for the four options were

Programmatic Differences - Alternati es C and D include a parking structure with approximately to ehicles 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. Alternati es A and B proposed maintaining and impro ing 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 howe er the economic iability of pro iding more concessions at such a small beach was a concern. All options include the pro ision for bocce courts, sand olleyball courts and children s playgrounds. Alternati e A includes two Tiki uts for sitting areas, the existing structure on the north east of the park and a new one on the south side. Alternati es B, C and D do not include the Tiki uts, but pro ide for large shelters facing the beach.

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

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

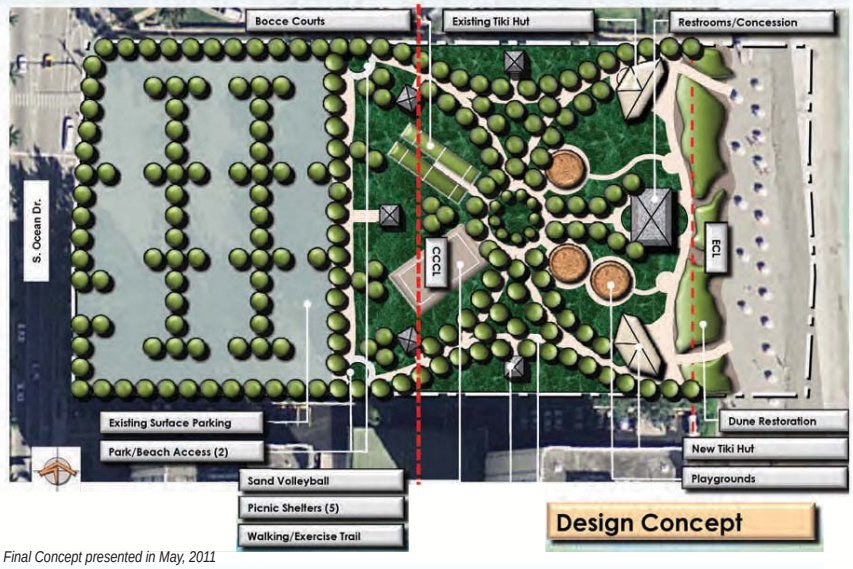
ALTERNATIVE EVALUATION AND PREFERRED MASTER PLAN DEVELOPMENT DESIGN RECOMMENDATION

Cost opinions were prepared for each of the alternati es to compare their respecti e construction costs. On February , 11, the Alternati e Master Plans were presented at the City of allandale 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 le els high the traffic generated by the additional parking would cause considerable congestion on A1A that the economic iability of the parking structure was in question and the construction of a parking structure was opposed by many members of the community. Alternati e 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 1 , 11. The Commission appro ed 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.

Original Alternatives presented in February, 2011



Final Concept presented in May, 2011

Chapter 0.0

aster P an eve opment Concepts

10.0 Master Plan Development Concepts

10.1. INTRODUCTION

Presented in the following pages are the City Wide Parks Master Plan Proposed Park Impro ements for the indi idual park programs and site design recommendations. These program recommendations and site design concepts reflect the process of Master Plan preparation that began with Community Meeting No. 1 and followed through to the final presentation to the City of Hallandale Beach Commission. The plans presented here reflect the initial site evaluations by the B&A Team; the evaluations and discussions carried out by and with City staff; the various presentations to the City of Hallandale Beach Commission, their concerns, preferences and recommendations; concerns and recommendations expressed by the City of Hallandale Beach Park and Recreation Advisory Board; concerns and recommendations of the Police Athletic League (PAL); as well as all the concerns expressed by City of allandale Beach residents during the arious Community Meetings.

A City Wide Parks Master Plan and its implementation is a continuous on-going process that does not terminate with the submittal and adoption of the Master Plan. More so, it begins at the point of adoption by the City's elected Officials. A well based and prepared City Wide Parks Master Plan is able to evolve with the ever changing conditions of both program and design execution.

Framed in the site drawings and site de elopment programs presented on the following pages is the conception of each park at the time of Master Plan preparation and submittal. The Master Plan presents the guiding proposals for each park in order to establish design intent and costs to implement the de elopment of each park. This process of indi idual park programming and design is crucial because of two factors: 1) Clearly establishing community needs and preferences for each indi idual park design and o erall City park and activities coordination; 2) Providing a guiding document for project implementation and financing.

The City Wide Master Plan Phasing Plan identifies the relationship of each proposed park impro ement to an o erall parks construction implementation time frame. This time frame is based on a general evaluation of the options available to the City of Hallandale Beach to finance the projects, as well as the administrative practicalities inherent in implementing numerous multi-million dollar projects in a relatively short time frame.

Presented on these pages are not the final designs for each project, although they may be or are, very close approximations. Once the implementation process commences, a new series of community meetings and public input will address in more detail the specifics of each park design and program. There may be both subtle and significant changes to these designs. The next steps for each park will require the de elopment of formal schematic design options, final selected design development, preparation of construction documents and finally construction. Input from the Community, City staff and Elected Officials will be required at each stage through the development process.

10.2. JOSEPH SCAVO PARK

PARK PROGRAMMATIC CONSIDERATIONS

Joseph Scavo Park sits surrounded by two story town homes in the multi-family area of Three Islands. With Three Islands Boulevard as its western boundary, Joseph Scavo Park is a major passive recreation resource for the area as well as an important acti e recreation area to the children and youth that li e in the adjoining multi-family neighborhood. The program considerations for Joseph Scavo Park ha e undergone a thorough and continuous community etting process that culminated in the City Wide Parks Master Plan design and program for Joseph Scavo Park. The program that defines a passive park with activities for the area's children and dog owners represents a compromise plan that will be an asset to the community and provide enjoyment for area residents and visitors alike.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response - The design of Joseph Scavo Park responds to the residential context immediately surrounding the park on the north, east and south sides. A simple precept has guided the design response to the surrounding context: maintain the more intense activities as far as possible from the residential perimeter; provide passive uses and open space to buffer the residential uses from park acti ities. In light of this residential context, uses and acti ities that are more use intense have been located towards the Three Islands Boulevard side of the park and the more passive uses have been located towards the residential perimeter of the site.

Located in the middle of a block without any side streets, the intersection of N.E. 9th Street and Three Islands Boulevard becomes an important focal point for the design of the park. The major activities proposed for the park are located at this juncture which coincidentally is also the most remote from the surrounding residential areas.

Activity Layout - New reconfigured pedestrian paths identified as Walking/Exercise Trails are pro ided following the residential area perimeter of the park. The paths will be designed in such a manner that police vehicles will be able to enter the park to police and supervise park activities. Crime Prevention through Environmental Design (CPTED) measures will be implemented in the design of the park's landscape and tree canopy in order to permit isual control of all areas of the park. Passive park areas have been designed as a series of small spaces defined by perimeter trees in order to limit acti e recreation acti ity within these passi e open areas.

PROPOSED PARK VENUES/IMPROVEMENTS

- Basketball Court - A single basketball court is proposed to be located in the center of the park away from the residential areas and in proximity to the proposed restroom facility and the children's' playgrounds.
- Walking/Exercise Trail - A perimeter walking/exercise trail will be constructed in the park originating on the south and north sides of the park. The trail will criss cross the park to pro ide a ariety of exercising experiences.
- Exercise Stations – Up to fourteen exercise stations will be provided along the walking/exercise Trail. These stations will be designed to offer a variety of exercise options for all age groups.
- Restrooms – Restroom facilities to meet park user needs will be provided in the central area of the park. The restroom facilities will be monitored by City Park staff and the police and will close at sunset.
- Playgrounds - Three playgrounds will be provided with canvas covers for weather and sun protection. Ample seating will be provided for supervising children by parents and the playground spaces will be fenced to provide safety and security.
- Picnic Shelters – A number of shelter structures, located away from the residential areas will be provided to allow park users to sit, relax and enjoy the park.
- Dog Parks (Small and Large Dogs) - Located adjacent to the sidewalk on Three Islands Boule ard and in the central core of the park, the two dog parks will provide a secure fenced area for dog owners to bring their dogs for exercise and play. The location of the dog parks will not require dog owners and their pets to enter the park grounds, accessing the parks directly from the sidewalk. The construction of two dog parks will permit the use of one park for lager dogs and another for smaller dogs.
- Passive Open Space - A series of small grassed passive open spaces will compose the majority of the land area of the park.
- Parking – No new additional parking will be provided as part of the Master Plan recommendations for Joseph Scavo Park. Existing on-street metered parking will remain as the principal parking option for non local park isitors.
-

Joseph Scavo Park

10.3. B.F. JAMES PARK

PARK PROGRAMMATIC CONSIDERATIONS

B.F. James Park is presently an underutili ed park that contains two basketball courts and a non-regulation size baseball field. In order to create a more attracti e park, meet community expectations of a pool that once was available to the residents of the area and previously located at O.B. Johnson Park, the program for B.F. James Park proposes the construction of a community swimming pool, the inclusion of basketball courts, creation of passi e open space, relocation and expansion of the existing playground, pro ision of sidewalks and walkways to enhance the pedestrian experience of the park as well as provide an off-street parking area to ser e the community pool and park acti ities.

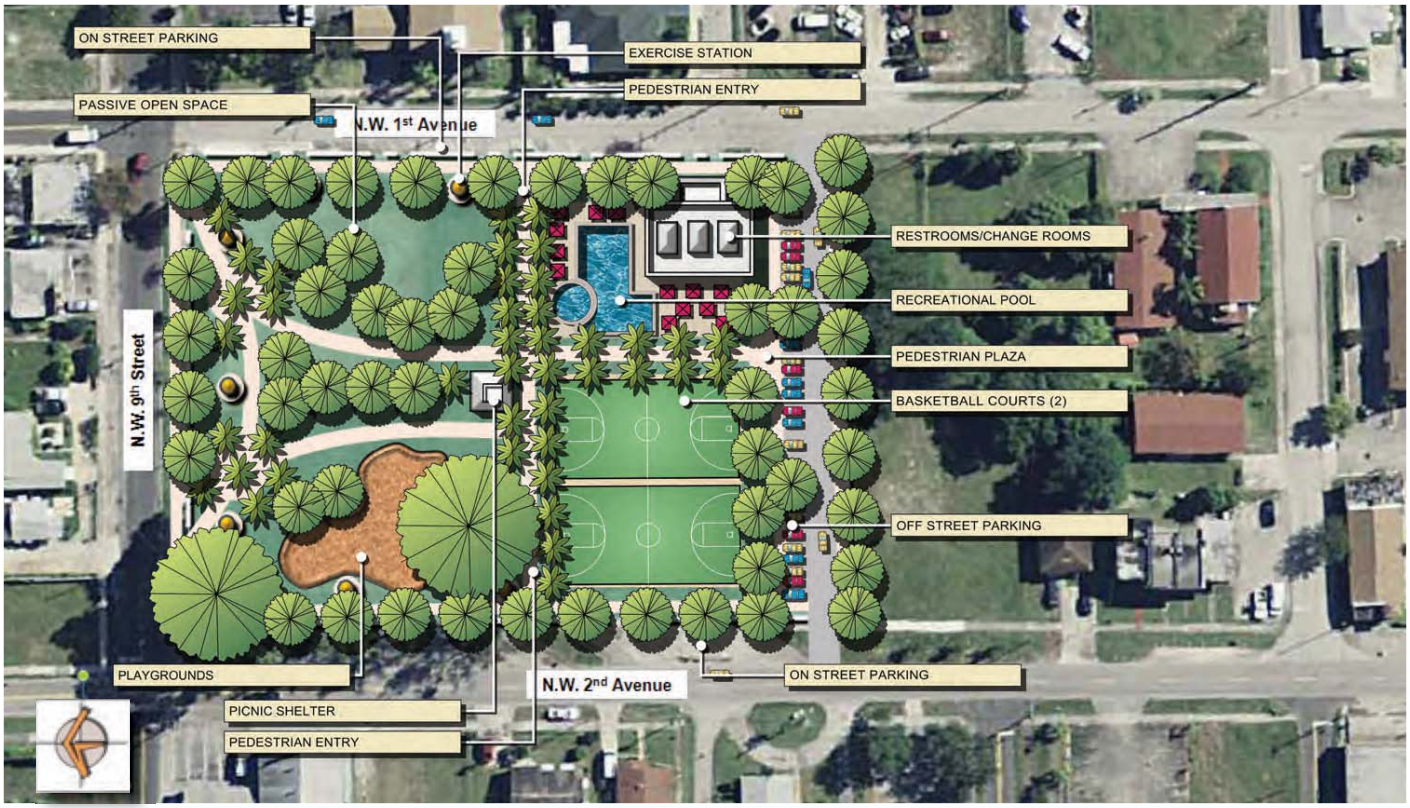
PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – The surrounding community is composed of single family homes, a number of churches of different denominations, and a mosque. B.F. James Park is bordered on the east by N. W. 1st Avenue. Uses along the east side include single family residences, the Ebenezer Missionary Baptist Church; and the rear of a strip light industrial auto repair building facing on N. Dixie Highway and having its car storage patio directly facing the park. Uses on the north are predominantly single family residential. It is in this mix of residential, religious institutions, and auto storage yard where B.F. James Park must de elop. It is thus imperati e that the park de elop its own sense of place and critical mass to be able to reach the desired design intent of providing an active recreation area and a better utilization of the City's available land resources.

Activity Layout - The organizing concept addresses the creation of a strong north-south axis defined by major pedestrian pathways, passive open space, the children's playground and an activity shelter. The family/community pool and the basketball courts form a backdrop to this strong pedestrian and open space access. Immediately behind these activities is an off-street parking area that can be accessed from either N.W. 1st or N. W. 2nd Avenue. The parking area defines the south edge of the park and separates it from the adjacent residential use. The new park plan illustrates the use of sidewalks and roadways to allow access to all sides of the park.

PROPOSED PARK VENUES/IMPROVEMENTS

- Family/community pool – A community pool is a key component of the proposed B. F. James Park design. The pool will be designed for a capacity of up to two hundred users and will be provided with a support structure to house restrooms, changing rooms, and administrati e facilities.
- Basketball Courts – Two regulation basketball courts are indicated to replace and the existing basketball courts in the park.
- Picnic Shelter – A new picnic shelter is provided at the center of the pedestrian axis leading to the north boundary of the park. The picnic shelter will allow residents and isitors to sit and escape the inclemency of the weather or the hotness of the sun while pro iding a enue for family reunions and entertainment.
- Passive Open Space – A passive open space area is provided on the east side of the park immediately adjacent to the family/community pool.
- Pedestrian Paths - A major pedestrian axis connects the active uses of the park to the north. These pedestrian paths separated by a large green space median pro ide a dynamic pedestrian entrance to the park and help to organize its activities. A continuous sidewalk will line the park perimeter.
- Playground – The existing playground will be relocated to the area immediately west of the main entrance pedestrian paths. It will be provided with rubber play surfaces and a canvas awning structure to protect the children/parents from the sun and rain. Comfortable seating areas throughout the playground will also be provided.
- On-Street Parking – Existing on-street parking is proposed to be reconstructed, adequately striped and made available to park visitors. On-street angled parking is proposed on both N.W. 1st and N.W. 2nd Avenues.
- Off-Street Parking – An off-street parking area will be provided along the south side of the park as indicated in the drawing. The total parking supply provided by the on-street and off-street parking areas is expected to be sufficient to meet the future parking demand.



BF James Park

10.4. ORESTE BLAKE JOHNSON PARK

PARK PROGRAMMATIC CONSIDERATIONS

The program for Oreste Blake Johnson Park reflects changing community sports trends and the capacity of the available land to harbor specific sports venues. The existing O.B. Johnson park layout is fraught with problems arising from the distant and isolated location of sports enues, the lack of site depth capacity for baseball, and the separation of the Community Center from the Social Services building. Located at the north edge of the park and separated from the Community Center by the baseball field, the tennis courts and handball courts are isolated from park activities. The handball courts create a visual barrier to "eyes on the street" control.

The baseball field is non-regulation in size and the shortness of the outfields has forced the City to place netting to stop balls from flying into the neighborhood and adjacent parked vehicles. The Community Center's indoor basketball court lacks bleachers to allow spectators to participate thus limiting the viability of the facility. Additionally, the building is separated from the adjacent Social Services building making shared use and administration of the facility more difficult.

The new Park's program reflects the need to tailor the specific sports venues to the available land and community use. As a fully built-out city, Hallandale Beach is limited to the existing lands occupied by present parks. The only City park that can facilitate a regulation baseball diamond is Peter Bluesten Park. As such, the future baseball venues will be located at Peter Bluesten Park. Football is a popular sport in the community and soccer is a rising popular sport. These sports venues are to be constructed in O.B. Johnson Park.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – The Master Plan responds to the existing location of the Social Services Building at Foster Road and the high traffic and more distant area of the lands towards Pembroke Road. The new Park is oriented towards N.W. 8th Avenue as it has been in the past. Parking areas are located directly off of N.W. 8th Avenue and are expanded to the north of the park. On-street parking on N.W. 7th Terrace will remain.

Activity Layout -. Football and soccer are open field sports whose geometry lend to O.B. Johnson Park. The option to overlap these sports venues on a multi-purpose field and the limited land availability make this combination right for O.B. Johnson Park. The relocation and increase in number of basketball courts will make these venues more usable and easier to administer and supervise. The reduction to one-tennis court also reflects the community use of this enue. Finally the playgrounds are located to pro ide maximum exposure and safety for the children and parents.

PROPOSED PARK VENUES/IMPROVEMENTS

- Community Recreation Center - A new community recreation center will replace the existing structure and will provide sufficient space for the inclusion of an indoor basketball court with bleachers. The facility will be designed to include other uses such as weight rooms and neighborhood meeting rooms. The new facility will be connected directly to the adjacent Hepburn Center to allow and encourage joint use of the community facilities.
- Tennis Court – A regulation tennis court will be provided on the east side of the park.
- Basketball Courts – Two basketball courts centrally located will replace the existing isolated basketball court and augment the proposed interior court.
- Multi Purpose Sports Field – A multi-purpose sports field for football or soccer will be constructed on the north side of the property towards Pembroke Road. Bleachers will be provided to allow spectators to iew games in comfort.
- Field House/Restrooms – A field house with facilities for storage and restrooms will be provided adjacent to the multi-purpose sports field to con eniently ser e the needs of players and isitors.
- Playgrounds – A centrally located playground will provide for children's activities. The playground will be fully equipped and will include canvas awning structures for weather and sun protection.
- Parking – An expanded parking area with will be provided on the west side of the property. Additional existing on-street parking on N.W. 7th Terrace will be maintained.

Oreste Blake Johnson Park

10.5. CHAVES LAKE PARK

PARK PROGRAMMATIC CONSIDERATIONS

Chaves Lake is an underutilized natural resource in the City of Hallandale Beach. The land parcel owned by the City is the only public access point to the 35 acre Chaves Lake also owned by the City of Hallandale Beach. The site is presently used as a storage area for fill material and other City related functional uses. It is the intent of the City administration to make this resource available to the whole community and an amenity to the local residents.

Chaves Lake Park is conceived as a passive open space park with the option of providing non motoraized boat and canoe rental concessions. A vehicular access to Chaves Lake to allow for boat launching and controlled recreational use and lake maintenance will need to be provided. In the context of a passi e park, picnic shelters and sitting areas are contemplated. Parking will be provided for park users for daytime use only.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – Chaves Lake Park is bordered on the east by multi-family residential uses and the north by single family homes. The Hallandale High School property borders the Chaves Lake Park property on the west. Chaves Lake proper is the southern border of the site. The Plan has been organized to respond to preserving the lake free of parking and ehicular uses and allowing the inclusion of the open space and the concessions area. The Boat/Canoe Rental Concession will be a private /public venture to be solicited from qualified vendors once the park is mo ed to a more acti e planning and design stage.

Park Plan Layout - The park layout is conceived with the parking immediately off the entrance street that leads from N.W. 8th Avenue into the park. Other uses are layered towards the lake to maximi e open space, create options for concessions, allow ehicular access to the lake and pro ide for open space and iews.

PROPOSED PARK VENUES/IMPROVEMENTS

- Passive Open Space Lawn – The internal passive open space will be a grass field to create an open area for sitting and playing. Landscape buffers will line the perimeter of the park and provide tree canopy and shade. Tree canopy will also be provided to create shade areas in the passi e open spacelawn.
- Pedestrian Walkway – A pedestrian walkway will provide access to all areas of the park and help define the passive open spaces. The Pedestrian Walkway will be lined where appropriate with trees to create shade and define outdoor spaces.
- Picnic Shelters – Picnic shelters will be distributed throughout the site to pro ide sitting and rest areas for park users.
- Boat/Canoe Rental - The Boat/Canoe Rental will be provided with a small building to house the rental activities. At the time of the concession, an evaluation will be carried out by the City to ascertain the viability of providing food concession to accompany the Boat/ Canoe Rental concession. A boat dock and land side storage will be provided to serve the rental needs. Care will be taken to ascertain that the structures to be constructed on-site for the concessions will not block the views of Chaves Lake from the surrounding passive open space lawn.
- Parking – A parking area with sufficient capacity to meet park needs will be provided. The Concept Illustrative Site Plan indicates sufficient capacity to include up to parking spaces.

Chaves Lake Park

10.6. INGALLS PARK

PARK PROGRAMMATIC CONSIDERATIONS

The City Wide Master Plan proposes minimal changes to Ingalls Park. The present park layout and its enues are in complete consonance with the community needs and desires. An existing Community Center provides acti ity spaces for young and old alike. The programmatic considerations taken for Ingalls Park in ol e minor impro ements to create a more attractive park and address specific improvements such as new decorative fencing, upgrades to exercise stations, new parking and Community Center building improvements.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – The present park will not be altered in a substantial manner. The park is oriented with its main entrance facing S.W. 1st Street. A new parking area is proposed on the south side of the park on S.W. 2nd Court.

Park Plan Layout - No substantive changes are proposed to the park's present layout.

PROPOSED PARK VENUES/IMPROVEMENTS

- New Decorative Retention Pond Fence The plan recommends removal of the present chain-link fence surrounding the pond and replacement with a decorati e aluminum fence to impro e the aesthetic en ironment of the park.
- New Fence Along 8th Avenue side of Park The plan recommends the removal of the 8 foot high fence along the 8th Avenue and S.W. 2nd Court frontages and replacement with a lower more decorative fence design.
- Upgrade to Exercise Stations The plan suggests that the City pro ide new exercise station equipment
- New Park Furniture to be located under the existing gazebo at the pond bridge
- Parking – Construct 20 new parking spaces on the south side of Ingalls Park perpendicular to S.W. 2nd Court.
- Community Building Impro ements Update existing restrooms in the Community Center Building.
- Service Area Improvements- Utilizing fencing and screening the plan recommends impro ing the appearance of the ser ice area on the east side of the community center.

Ingalls Park

10.7. PETER BLUESTEN PARK

The 2009, adopted City of Hallandale Beach City Wide Master Plan identified and established Peter Bluesten Park as the City's premier open space with the recommendation to create a Town Center on the surrounding urban area and convert Peter Bluesten Park into a "Town Center Park".

PARK PROGRAMMATIC CONSIDERATIONS

Peter Bluesten Park is the City's largest community park that serves the totality of the City of allandale Beach. Programmatic considerations included the following:

- Identified conditions that determined the present facilities at the Park to be non-regulation size, overlapping venues that limit their use, overall layout that creates segmentation and isolation of acti ities and o erall design and aesthetic deficiencies
- Need to have an indoor community center now lacking in the City's flagship park as indicated by the community needs and the lack of said facility at such a major park
- Replacement of existing pool that has been determined to be substandard, isolated from other park uses and lacking of activities to make it more attractive to users and economically more self sufficient
- Provision of regulation size baseball, football and soccer fields, where the present fields are not of regulation size and overlap in their land areas thus limiting play opportunities
- Inclusion of a minimum of two baseball fields to meet City wide demand for baseball venues as indicated by the City's Park and Recreation Department and the Police Athletic League
- Location of restrooms and field houses to support the sports field enues
- Inclusion of two racquetball courts in response to community requests during the public meetings
- Pro ision of quality playgrounds to meet the needs of all age groups and the location of the playgrounds within safe, easily accessible areas of the park
- Replacement and expansion of tennis courts within the Park
- Impro ing the physical relationship of Peter Bluesten Park to the City Hall/Cultural Center Complex and laying the ground work for the creation of a future Town Center Park and Green on the adjacent Post Office property. This will be in keeping with the goal established by the City Wide Master Plan for the area of Peter Bluesten Park while preser ing the acti e recreation use of the Park
- Creation of walking trails and pedestrian paths
- Inclusion of a roadway running north-south between the U.S. Post Office site and Peter Bluesten Park in order to connect S.E. 5th Street with S.E.7th Street. This was expressed as a need and desire by the local residents during the community meetings and verified by B&A designers during the project analysis and design.

PARK CONCEPTUAL ORGANIZATION

Park Plan Design Context Response – Peter Bluesten Park's proposed design responds to a number of context influences that include:

- Old Dixie Highway Diagonal Road – The present Old Dixie Highway runs at an angle to the rectilinear street pattern and rectangular blocks of the area. The diagonal street is a major presence at the intersection of S.E. 5th Street and S.E. 2nd Avenue. The diagonal road is a prominent feature of the area and today has been symbolically preser ed in the City all Complex grounds
- Pedestrian and isual Connection to City all Complex - Creating

a pedestrian and isual connection to City all through the location of important park buildings in as close proximity as possible to the City all. This also highlights the Community Recreation Center and Swim/Sports Center facilities importance within Peter Bluesten Park.

- Site Geometry and Use Space Requirements – Given the dimension of the site and the need to include the required enues, the geometry of the site became a major form determinant by forcing the baseball fields to be located at an angle in order to fit within the park's envelope. This further emphasi ed the diagonal nature of the park layout.

Park Plan Layout – The proposed park layout takes the diagonal pedestrian circulation originating at S.E. 5th Street and the intersection of S.E. 2nd Avenue as the main organizing axis for all activities within the Park. The pedestrian circulation spine serves to connect the basketball courts, the multipurpose field and the baseball diamonds with the Community Recreation Center as well as the playground, racquet ball courts and pool.

PROPOSED PARK VENUES/IMPROVEMENTS

Community Recreation Center & Swim/Sports Center Facilities – A new expanded community recreation building is proposed for Peter Bluesten Park. This community recreation building will be provided with an indoor basketball court, weight rooms, meeting rooms, administrative offices, restrooms, lockers and bathing facilities. The building will be immediately adjacent to the Swim/Sports Center Facility that will provide services for the Family Recreational/Community Pool.

Family Recreational /Community Pool - The new pool will be oriented to family use while pro iding swimming practice lap lanes to ser e the exercise and sports needs of all users. Children's pool areas and attractions will be provided as well as a beach edge for the pool. In all it will be designed as a mini-water park to create sufficient attraction for families and young adults. The pool will be accessed from and tied directly to the Swim/Sports Center Complex. The pool will be provided with sufficient deck area for sitting and sun tanning as well as sun shade protection shelters

Tennis Courts The plan proposes the construction of three regulation si e tennis courts located on the south east side of the park

Basketball Courts – A total of three regulation basketball courts will be pro ided these courts will ha e direct access from the Community Recreation Center as well as be linked to the overall pedestrian circulation system of Bluesten Park

Multi-Purpose Sports Field The park will contain a multipurpose sports field for either football or soccer uses. The facility will be furnished with bleachers for spectator participation. In addition, the field will be provided with lighting for night time play

Baseball Diamonds – Two regulation baseball diamonds are located at the west end of Peter Bluesten Park. The angled design reflects the most efficient use of the available land. The fields will be provided with all required dug-out facilities

Racquet Ball Courts – Two racquet ball courts are located on the north central area of the park

Walking/Exercise Trails– A walking/exercise trail will line the edge of Peter Bluesten Park to ser e the purpose of a pedestrian connector as well as an exercise venue. The pedestrian path will be properly surfaced and lit to pro ide safety and comfort for the users

Exercise Stations – Exercise stations will be provided at regular and prescribed intervals along the walking/exercise trail and will be designed to facilitate use by all age groups

Playgrounds – Three contiguous playgrounds will be provided. These will have rubber surface play areas and covered with awning structures Covered sitting areas will be provided for parent use and supervision

Field House/Restrooms – Two field house/restroom buildings have been strategically located to serve the needs of the baseball diamonds/ multipurpose sports fields and the basketball/tennis courts. These small buildings will be provided with restroom facilities sized to meet the required user demand, as well as storage space for all necessary sports

equipment

Parking – New parking spaces are to be provided throughout the park grounds. Parking is arranged to best serve the users by allowing parking areas to be close to the sports venues and buildings. Care will be taken in the final design to address Crime Prevention through Environmental Design (CPTED) issues to create safe, visually controllable parking areas. Parking areas are distributed along the new north-south street between the U.S. Post Office and the Park, paralleling S.E. 7th Street and serving the sports enue in this section of the park and on the north west corner of the site at S.E. 1st Avenue. An additional parking area to serve the Community Recreation Center is provided adjacent to that building

New North-South Street - A new north south street will be provided between Peter Bluesten Park and the U. S. Post Office. This proposed street connecting S.E. 5th Street with S.E. 7th Street will allow traffic to easily and conveniently flow around Peter Bluesten Park while creating a convenient access for local residents and visitors through the neighborhood and to the City all Complex.

Peter Bluesten Park

10.8. GOLDEN ISLES PARK

PARK PROGRAMMATIC CONSIDERATIONS

Golden Isles Park is a neighborhood park that can be substantially improved to better serve the surrounding neighborhood residents. The park has a substantial number of pine trees that limit park uses through their random distribution on the site. They are recommended for remo al and replacement with more appropriate shade trees that through their careful location will create open spaces for children to play and a sense of openness that is presently lacking on the site. An existing dog park on the property is recommended to be relocated to a new Dog Park proposed at the vacant site on Church Drive directly north of the Golden Isles Tennis Complex.

Golden Isles Park will provide basketball courts, an improved and expanded children's playground, picnic shelters, passive open space with a lush landscaped perimeter and pedestrian walkways and trails.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response - The park design responds to the surrounding context composed of multi-family residential to the immediate north, the Golden Isles gated mixed density residential community to the south; and the Golden Isles Tennis Complex, vacant land and Gulfstream Park to the west.

Park Plan Layout - The new park design proposes the creation of an access pla a to highlight the entrance to the park. From this access pla a the pedestrian paths lead to two fenced playground areas. A picnic shelter allows for park users to sit directly in front of the playground area. Basketball courts are located to the interior of the site to place these higher intensity use acti ities further away from the existing multi-family residential to the north and south of the site.

PROPOSED PARK VENUES/IMPROVEMENTS

- Basketball Courts – Two regulation basketball courts frame the passi e recreation area.
- Walking/Exercise Trail – A pedestrian amenity, the walkways frame the perimeter of the site and allow access to all parts of the park. The walking/exercise trail will be designed with Crime Prevention Through Environmental Design (CPTED) concepts and be of a sufficient width to allow police vehicles to enter and circulate as needed.
- Playgrounds - Two contiguous playgrounds will be provided in the new park. The play surfaces will be rubberized and sheltered from the weather with awning structures extending o er the playground equipment. Covered sitting areas will be provided for parent use.
- Passive Open Space – The passive open space will be a grassed area that will allow sitting, running and playing for children and youth.
- Picnic Shelters – Located off the internal walkway/trail, the picnic shelters will pro ide places to sit, relax, contemplate and super ise the passi e open spaces and play areas of the park.
- Parking – Existing off-street perpendicular parking will remain at its present location and will be reconstructed if required.

Golden Isles Park

10.9. GOLDEN ISLES TENNIS COMPLEX & DOG PARK

PARK PROGRAMMATIC CONSIDERATIONS

The existing dog park at Golden Isles Park is proposed to be relocated to the vacant land parcel that is between the Golden Isles Tennis Complex and Church Drive. This location is more appropriate and accessible to a dog park that, with the new visibility and improved design, will become a popular attraction for dog owners in the City of allandale Beach. The park will be provided with amenities for both canines and owners. Additional parking to meet user demands can be easily included on the site as an extension of the Golden Isles Tennis Complex parking.

PARK CONCEPTUAL ORGANIZATION

Plan Design Context Response – The proposed relocation of the dog park takes advantage of the vacant site already owned by the City in a easily accessible location separated from surrounding residential activity. The park is bordered by Gulfstream Park on the west, Church Drive on the north, a boulevard with a landscaped median, a church to the east and the Golden Isles Tennis Complex on the south.

Park Plan Layout - The dog portion of the park occupies a square parcel and the internal pedestrian path is laid out in the form of a bone to allow different open space play areas for dogs and pedestrian circulation paths for owners. A picnic shelter dominates the entrance to the park and will offer dog owners the option of sitting in the shade while super ising their pets and enjoying the park. The parking area has been designed as a continuation of the present Golden Isles Tennis Complex parking and will provide a new access point to the parking areas from Church Drive; a needed access that is now lacking. The new access will also make the Tennis Complex more accessible.

PROPOSED PARK VENUES/IMPROVEMENTS

- Fenced Dog Park – The dog park will be completely fenced to provide safety and control for the pets.
- Dog Park Equipment – The park will be provided with dog park equipment to create amenities for both the dogs and the owners.
- Passive Open Space – The internal passive open space will be a grassed area that will allow pets to run freely and play within the dog park.
- Picnic Shelter The picnic shelter will pro ide a place for dog owners to sit, sociali e and super ise their dogs in the park.
- Parking – The new parking will be an extension of the present Golden Isles Tennis Complex parking area and will allow access to both the Dog Park parking and the Tennis Complex parking from Church Drive.

Golden Isles Tennis Complex & Dog Park

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

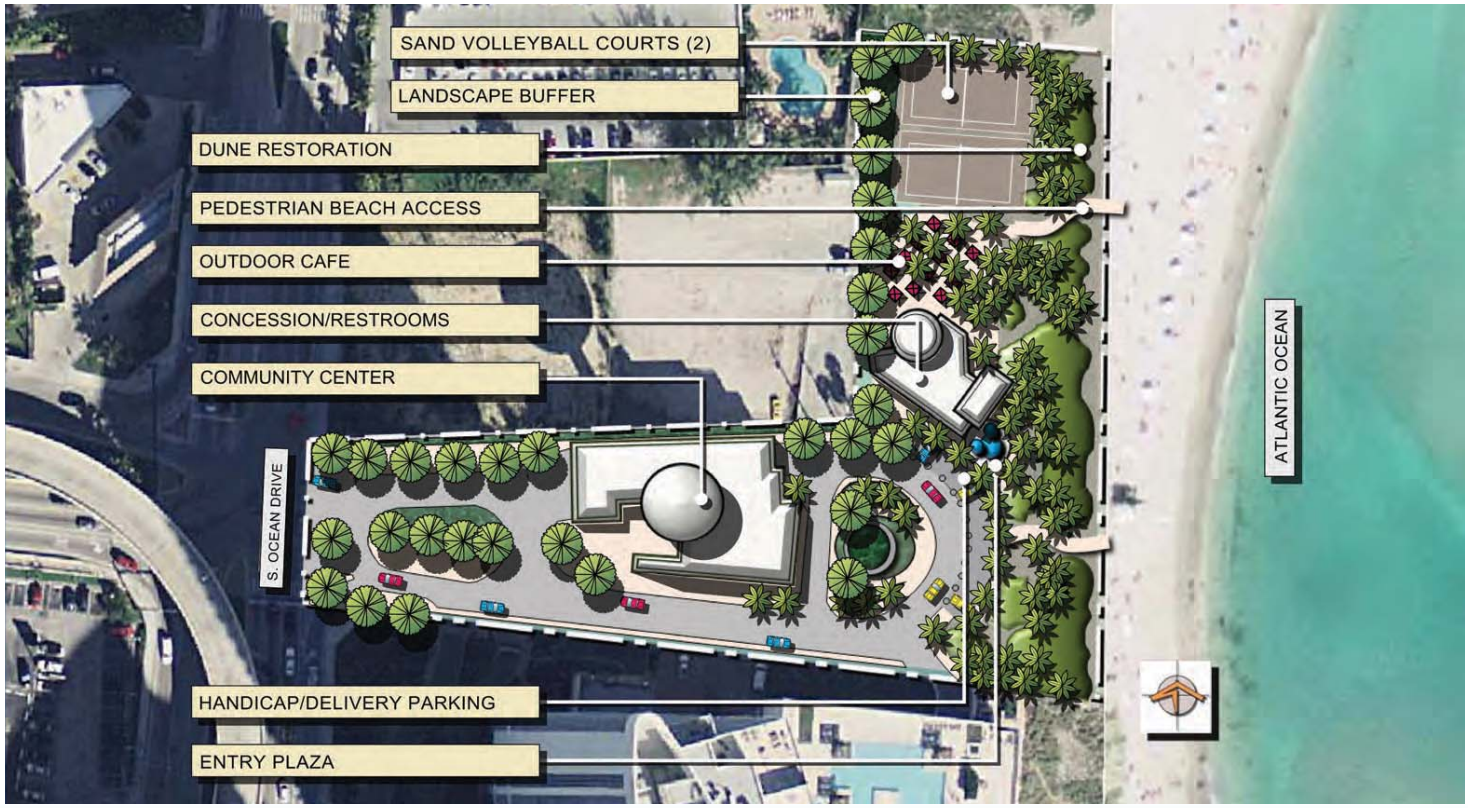
Maintaining access to the Fire Station is a critical aspect of the new Park design. In addition, creating a more pedestrian friendly atmosphere and maximi ing the available space for beach activities was the major thrust of the Master Plan process. The North Beach Park Plan proposes the construction 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 pro iding 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 endors 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.



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 en ironment.

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 allandale 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 e aluated 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 acti e sports enues that will not consume substantial amounts of land area such as beach volleyball courts, Bocce courts, playgrounds for children acti ities, replacing and enhancing the successful Tiki Structures, and providing a concession area for light food ser ice 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 massi e 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 allandale Beach Boule ard, require that the ehicular 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 maximi ed.

Activity Layout - Curvilinear north and south pedestrian access pathways into the park culminating in a circular design in the center of the park di ides 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 acti e uses are seaward of the Coastal Construction Control Line which will require special considerations and permitting regarding turtle lighting and en ironmental concerns.

On the north side of the park, a walkway to South Ocean Drive will be constructed through the parking lot in order to emphasi e 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 ery popular for special e ents and creating a second structure will increase the City's opportunities for renting the structure for pri ate 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 remo ed so as not to immediately impact the egetated area of the park and allow the new tree co ering to mature and gradually create a new environment for South Beach Park.

PROPOSED PARK VENUES/IMPROVEMENTS

- Dune Restoration Pro ide 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 arious ages are proposed. These will be fenced, provided with appropriate surface treatment and furnished with removable canvas covered structures to pro ide 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 attracti e and functional parking space that relates to the Beach and proposed pedestrian access impro ements.

South Beach Park

10.12. ESTIMATED COST OF CONSTRUCTION

The following table illustrates the estimated cost of construction for each of the park plans presented in this chapter. The estimates are preliminary figures and will change as the park programs develop further and additional information is known about each site. Also listed, are the parks which ha e only minor impro ements proposed and those with no anticipated construction costs due to their present condition.

Total estimated cost of construction based on the cost opinion developed for each individual park a total is $39.509 million dollars. The Park Master Plan Programs investment cost, the major park improvements identified, is a sum total of . million dollars. The Parks Impro ements Programs, the parks requiring minor investment, is a total of $64,000. Chapter 12, Project Phasing, establishes the required funding outlays for these projects.

Park Master Plan Programs	
Park	Estimated Construction Cost
Joseph Scavo Park	$ 2,629,000.00
B.F. James Park	$ 2,886,000.00
Oreste Blake Johnson Park	$ 10,518,000.00
Chaves Lake Park	$ 1,428,000.00
Ingalls Park	$ 330,000.00
Peter Bluesten Park	$ 15,219,000.00
Golden Isles Park	$ 997,000.00
Golden Isles Tennis Complex & Dog Park	$ 430,000.00
North Beach Park	$ 2,229,000.00
South Beach Park	$ 2,718,000.00
Park Improvement Programs	
Sunset Park	$ 24,000.00
Historic Village	$ 30,000.00
Sunrise Park	$ 10,000.00
Foster Park	$ 0.00
City Marina	$ 0.00
HACC Athletic Fields	$ 0.00

Chapter 11.0

Design Principles

11.0 Design Principles

The City of allandale Beach City Wide Parks Master Plan establishes a series of guiding principles for the design and de elopment of City of allandale Beach Parks. These designs principles are intended to guide future park design decision making and ser e as a reference for the e aluation of parks designs. These guiding design principles are described as

11.1 PARK DESIGN E CELLENCE

The City of allandale Beach will stri e to pro ide park designs that incorporate the highest standards to meet user needs and ha e functional, creati e and aesthetically pleasing designs. City parks will pro ide for enhanced public image and identity of the City of allandale Beach recreational lands through the adequate linkage to the surrounding urban fabric.

11.2 PARK SUSTAINABILITY

New construction and rehabilitation of City of allandale Beach Park will be based on accepted sustainable design and sustainable construction practices and will include as a minimum the following principles

- Protect, enhance and sustain the natural en ironmental resources of existing and new parks through
  - Best possible utili ation of the recreational land resources of the City of allandale Beach
  - Use of best operational practices for the upkeep and maintenance of park facilities
- Rational Use of Water Resources
  - Pro ide for adequate Storm Water Design to limit the disruption of natural hydrology by reducing imper ious co er, increase on site infiltration that improves storm water design quality control;
  - Provide for water use reduction - by providing water use efficiency that reduces water consumption for City of allandale Beach Park use through
    - Adequate andscaping Practices that reduce water consumption related to landscape by pro iding landscaping practices that reduce potable water consumption including the use of nati e species and xeriscaping which is pro ision of low-water consumption, drought resistant plants.
    - Efficient and Well Designed Irrigation Systems - Provide for efficient irrigation systems that maximize available water resources, and where possible us captured rain water or recycled water.
- Reducing Urban Heat Island Effect
  - Reduce and limit urban Heat Island Effect by reducing the retention and radiation of heat in pa ed surfaces of City of allandale Beach parks through the use of
    - Pro ide for the use of low albedo materials in pa ed surfaces
    - Pro ision of adequate shade for pa ed surfaces
- Park Energy Efficiency
  - Provide for energy efficient lighting that, in keeping with CPTED standards, reduces the risks associated with potential park e ening use
  - Pro ide, where possible and economically feasible, for on-site power generation for lighting
- Park Building Designs

  Designs of City of allandale Beach new park buildings will meet, where possible and economically feasible, the highest standards of sustainable building design as identified by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design Green Building Design and Construction LEED Reference Guide of 2009. Given the varied nature of the buildings the following is recommended by the City Wide Parks Master Plan
  - Buildings under 10,000 square feet of new or existing construction meet the requirements of sustainable designs
  - For buildings over 10,000 square feet of new construction area, require that a minimum of United States Green Building Council Gold LEED Building Certification be obtained;

11.3 BEST PARK LANDSCAPE PRACTICES

 andscapes for the City of allandale Beach will be of the highest quality standards and will pro ide City park users with a healthy, enjoyable and sustainable en ironment. andscape design will include landscaping practices that conser e water, reduce nutrient loading, minimi e costs and sustains plant life. The City Wide Parks Master Plan recommends the following principles for landscape design

- Pro ide minimal impact or disturbance to the park property and adjacent property owners through the process of park construction and impro ements
- Provide for the use landscape material, specifically drought-tolerant trees and shrubs for energy conser ation by encouraging cooling through the pro ision of shade and channeling of bree es
- Promote sustainable de elopment by implementing programs and technologies that promote pollution control, resource conser ation and ecosystem monitoring, research and enhancement
- Promote the expansion and use of nati e habitats and encourage the use of nati e plant material in landscaping
- ncourage the use of low-maintenance plant species that ha e low water and fertili ing requirements and few pest and disease problems

11.4 PARK ACCESSIBILITY

Maximi e public access and use of park lands and acti ities by

- Pro iding for parks that are physically, isually and uni ersally accessible
- Pro iding for parks that act as central community spaces

11. PARK SIGNAGE

Signage on City of allandale Beach parks shall pro ide signage that is uniform in design and appearance for all parks of the City of allandale Beach and meet the following signage requirements

- Identification- Provide for park identification signs;
- Direction- Pro ide directions to park users identifying location of acti ities and other requirements
- Regulation - Pro ide for park use regulation signs
- Information - Provide park history and name origin information for all parks

11. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CPTED

The designs of all City of allandale Beach parks will adhere to the principles of CPT D and pro ide for the four basic elements of CPT D

- Natural sur eillance Natural sur eillance addresses keeping intruders under obser ation, creating isual connections to pre ent unacceptable and unlawful acti ities from taking place. This is the much mentioned concept of “eyes on the street to control acti ities, intruders and users. The adequate location of acti ities within the park the location and definition of open spaces; lighting and landscape; all play a major role in creating natural sur eillance of public and pri ate areas and is a basic principle of “defensible space . Additionally, natural sur eillance also addresses the elimination of built en ironment elements that allow easily hiding, blocking isibility or pro iding for unsafe conditions.
- Natural access control Pro ide natural access control to a potential target area through careful location of entrances and exits, through the use of fences, gates, shrubs, access control de ices, control or limit access. There is a need to deny entrance to a potential target and to delineate to intruders and offenders that there is a risk in selecting this place as a target. Through the use of physical means including locks, bars, fences, pro ide a supplement to other access control de ices.
- Territorial reinforcement Territorial reinforcement addresses creating a sense of ownership to define the fact that one is entering into someone else s domain. This can be done through the use of low walls, landscape, entry patterns, lighting to delineate areas around entrances, and other measures.
- Maintenance - Adequate maintenance is required to allow the continued use of a space or facility. Good maintenance reflects strong discipline and interest in an area. ack of maintenance sends a message that there is less concern and more tolerance to disorder.

11. ALIGNMENT WITH CITY POLICIES

All new construction and park impro ements shall be in alignment with City of allandale Beach policies.

Chapter .0

Phasin P an

12.0 Phasing Plan

The implementation of the proposed parks impro ements is closely tied to a ailable funding, the required lead time to prepare plans, obtain permitting and pro ide the construction bidding and actual construction of a project. The City Wide Parks Master Plan pro ides a map for o erall city recreation impro ements o er the long term. The City Wide Parks Master Plan also requires a substantial amount of time to implement. The mechanics of the process from concept to construction are clearly laid out each park is a construction project requiring planning, design, funding and final construction. It is not unusual for a major park to take two to three years to design and construct.

The following list of prioritized park development for the implementation of the City of allandale Beach City Wide Parks Master Plan has been formulated based on a survey taken by all five members of the City Commission. The results of that survey are as follows:

12.1. Early Action 1 3 years

- BF James Park: Design, Construction Documents and Construction
- Joseph Scavo Park: Design, Construction Documents and Construction
- South Beach Park: Design, Construction Documents and Construction
- Ingalls Park: Design, Construction Documents and Construction
- Historic Village: Design, Construction Documents and Construction
- Sunset Park: Design, Construction Documents and Construction
- Sunrise Park: Design, Construction Documents and Construction
- OB Johnson Park: Design and Construction Documents

12.2. Short Term 4 years

- OB Johnson Park: Construction
- Peter Bluesten Park: Design, Construction Documents and First Phases of Construction

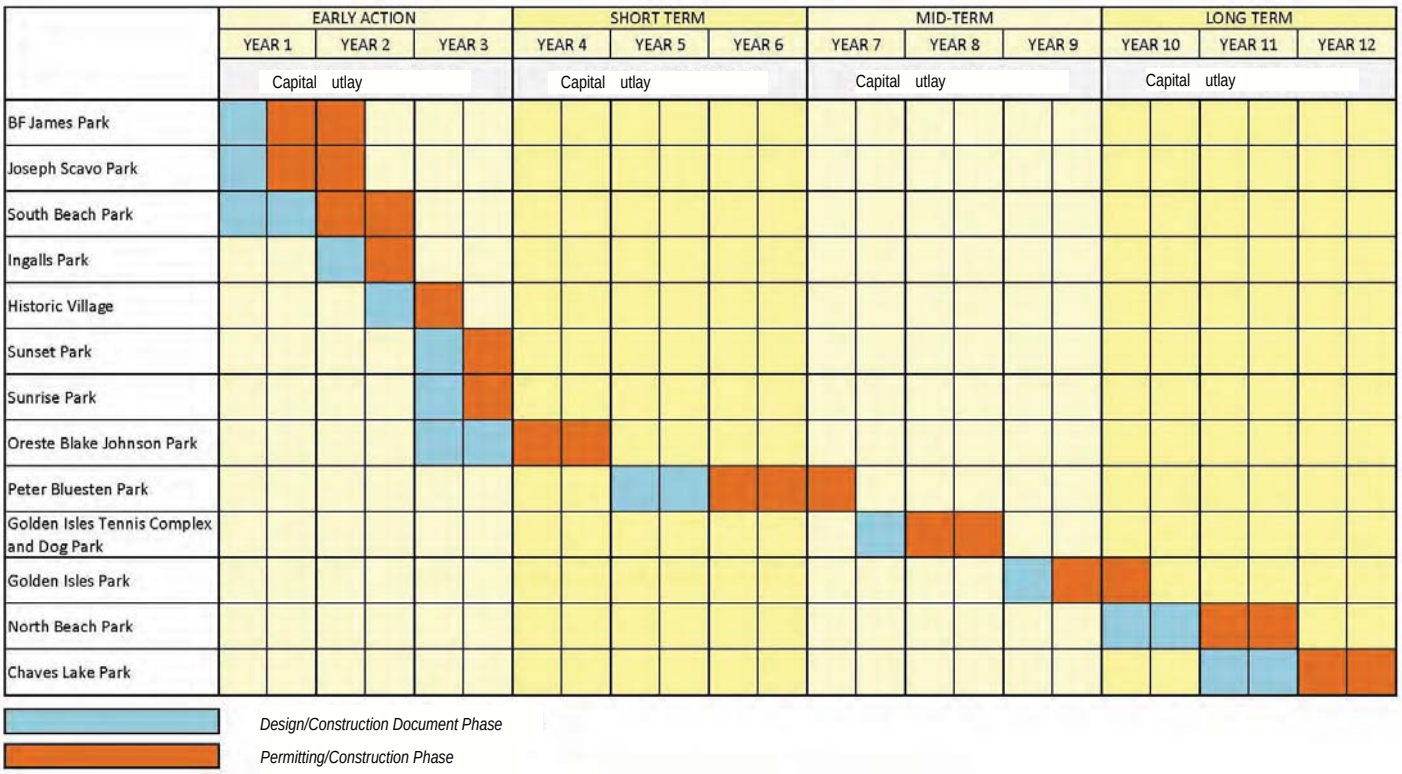
12.3. Mid Term years

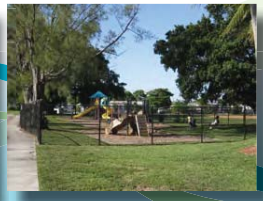
- Peter Bluesten Park: Final Phase of Construction
- Golden Isles Tennis Complex & Dog Park: Design, Construction Documents and Construction
- Golden Isles Park: Design, Construction Documents and First Phases of Construction

12.4. Long Term 1 12 years

- Golden Isles Park: Final Phase of Construction
- North Beach Park: Design, Construction Documents and Construction
- Chaves Lake: Design, Construction Documents and Construction

Park Development Phasing





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