

8.0 RECREATION AND OPEN SPACE ELEMENT

8.1 INTRODUCTION

The Recreation and Open Space Element identifies existing and projected public and private sites which are available to the public, analyses leisure trends and the nature, scope, and cause of any recreation and open space problems; and develops appropriate plans and program policies to achieve the required recreation and open space.

8.2 GOALS, OBJECTIVES, AND POLICIES

8.2.1 Introduction

The appearance and quality of City facilities can greatly impact the quality of life within the community. Because of the significant number of citizens who generally come in contact with the recreation program facilities, it is apparent that their condition and appearance will have a direct impact on their utilization. Therefore, in order to improve conditions and appearance of Parks and Recreation Facilities, the following goals, objectives and policies should be accomplished during the next five years.

GOAL 1: The City of Hallandale Beach shall continue to upgrade public park and recreation facilities in an effort to assure a positive quality of life for all residents of the City.

OBJECTIVE 1.1: The City shall establish a ~~five (5) year Parks and Recreation master plan by 1997~~ Parks and Recreation Improvement Plan in 2010 which explores the park and recreational needs of the community and expected changes in Hallandale Beach. This plan will be updated annually.

POLICY 1.1.1: The City shall institute parks and recreation facility planning which has been identified in the ~~1997 Parks and Recreation Master Improvement Plan~~ to meet the needs of the community.

POLICY 1.1.2: The City shall maintain and enhance recreation and open space by implementing a recreation open space standard of three acres per 1,000 permanent residents as contained in the City's Comprehensive Plan and the Broward County Land Use Plan.

POLICY 1.1.3: The City shall continue to coordinate public and private resources to ensure the recreational and open space needs of all City residents are met.

POLICY 1.1.4: The City shall continue to only permit those uses within designated park and recreation areas that are identified in Section 2.3 of the Future Land Use Element for Public Parks.

OBJECTIVE 1.2: The City shall implement annually a comprehensive replacement program for parks and recreation related capital items and facilities.

POLICY 1.2.1: The City shall identify and then replace or renovate obsolete or deteriorated parks and recreation facilities within five years.

OBJECTIVE 1.3: The City shall continue to prepare manuals, checklists and schedules with standards for maintenance of parks and recreation facilities ~~by 1997~~ to ensure that facilities and capital items are continuously in working order.

POLICY 1.3.1: The City shall provide for recreation and open space programs within its five (5) year Capital Improvement Program.

OBJECTIVE 1.4: The City shall continue to enhance the amount and quality of recreational and open space areas and opportunities to provide for the existing and future needs of the community. ~~Improvements will be accomplished each year by the year 2000.~~

POLICY 1.4.1: The City shall pursue additional land areas for Recreation and Open Space uses, through either acquisition, redevelopment, lease arrangement, or acceptance of dedication.

POLICY 1.4.2: The City shall continue to explore the feasibility of bikeways, pathways, internal connections, and walkable streets that lead to and around park and recreation facilities within the City.

POLICY 1.4.3: Ample and secure bicycle parking shall be provided at schools, libraries and park and recreation facilities throughout the City.

POLICY 1.4.4: The City shall insure that park and recreation facilities are accessible to the elderly and persons with disabilities, consistent with the Americans with Disabilities Act (ADA).

GOAL 2: The City shall continue to identify the recreational program needs of the community.

OBJECTIVE 2.1: The City shall continue to institute appropriate programs and add new programs as needed by the end of 1997. ~~Programs implemented were identified by a citizen survey in 1994.~~

POLICY 2.1.1: The City shall identify new programs to meet the needs of City residents that are identified in the City's Strategic Planning Process.

OBJECTIVE 2.2: The City shall continue to promote public awareness of Parks and Recreation programs and activities through a program the distribution of public information about highlighting park programs and facilities.

POLICY 2.2.1: The City shall develop and distribute brochures, and special event flyers to citizens, and utilize local news media to promote recreational programs.

GOAL 3: The City shall develop balanced and stable sources of revenue for park and recreation facilities.

OBJECTIVE 3.1: The City shall continue to implement an equitable system of fees and charges for use of public recreation and open space facilities.

POLICY 3.1.1: The City shall make periodic review of comparable services in the area (other local governments as well as the private sector) to determine recommended fees and charges.

OBJECTIVE 3.2: The City shall research alternative funding sources on an ongoing basis for recreation and open space.

POLICY 3.2.1: Donations and grants shall continue to be pursued to offset some of the costs for the purchase and/or development of new recreation and open space.

POLICY 3.2.2: The City shall continue to enforce through its Codes and Ordinances that development provide for or pay its fair share of the Cost of providing for the recreational needs of the City's residents through the development review process.

8.3 EXISTING CONDITIONS

8.3.1 EXISTING PUBLIC FACILITIES

8.3.1.1 Inventory

The City of Hallandale Beach owns or leases and maintains the following recreational areas:

1. Foster Park
2. O.B. Johnson Park and Hepburn Center
3. B.F. James Park
4. Joseph Scavo Park
5. North City Beach
6. South City Beach
7. Golden Isles Tennis Center
8. Golden Isles Park
9. Bluesten Park and Municipal Pool
10. Ingalls Park
11. Hallandale Beach Cultural Community Center
12. Dedicated Public Waterways
13. NE Neighborhood Park
14. SW Neighborhood Park

The City of Hallandale Beach has a Reciprocal Use Agreement with the Broward County School Board for City use of the following school sites within the City:

1. Hallandale High School
2. Hallandale Elementary School
3. Gulfstream Middle School
4. Hallandale Adult Center and Community School

- ~~1. Foster Park~~
- ~~2. O.B. Johnson Park~~
- ~~3. B.F. James~~
- ~~4. North City Beach~~
- ~~5. Golden Isles Tennis Center~~
- ~~6. Bluesten Park~~
- ~~7. Ingalls Park~~
- ~~8. Golden Isles Park~~
- ~~9. Three Islands Park~~
- ~~10. Hallandale High School (City lease permits use when school is not in session)~~
- ~~11. Public Waterways~~
- ~~12. Hallandale Adult Center~~
- ~~13. South City Beach~~
- ~~14. Hallandale Beach Cultural Community Center~~
- ~~15. Hallandale Beach Teen Center~~

The inventory of existing facilities is described below by Neighborhood Planning District. The recreational areas in the city are shown on Figure 8-1.

8.3.1.2 NORTHWEST PLANNING DISTRICT

Foster Park

Foster Park is ~~a~~ approximately a one 1.82 acre mini- park located at 6090 Northwest NW 6th Avenue 7th Street. ~~Its facilities include open air pavilion, grills, picnic tables, swings, sliding boards, a basketball court, and a small building with a 75 person capacity which provides facilities for programs designed for small children. The existing facilities which cater, for the most part, to small children, have been recently improved with new landscaping and a sprinkler system.~~

The current facilities at Foster Park include:

- a playground for 5-12 year olds
- 2 belt swings
- 1 basketball court (no lights)
- benches
- parking
- gazebo

The City has recently expanded the size of Foster Park and is planning to change and improve the park's facilities in the coming fiscal years.

O.B. Johnson Park/Audinasium and Hepburn Center

O.B. Johnson Park and the Hepburn Center site is a 4.5 6.17 acre neighborhood park, recreation center and human services center. and is located at 745 Northwest 9th Street O.B. Johnson Park and the recreation center are located at 900 NW 8th Avenue while the Hepburn Center is located at 750 NW 8th Avenue. Administration offices for the Human Services Department are also housed within the Hepburn Center. It's The current facilities at O.B. Johnson Park include:

O.B. Johnson Park

- a playground for 2-5 year olds
- a playground for 5-12 year olds
- 2 belt swings and 2 bucket swings
- 1 basketball court (with lights)
- 2 tennis courts (with lights)
- 2 racquetball courts (with lights)
- 1 skating area (with lights)
- athletic fields (with lights and bleachers)
- 1 batting cage
- restroom facilities
- benches and picnic tables

- parking

Recreation Center / Audinasium

- 2 basketball courts
- 4000 square feet auditorium space that seats 150 with table and chairs or seats 400 in theatre style seating and stage
- a teen center / meeting area
- kitchen and restroom facilities
- staff offices

Hepburn Center

- 3 classrooms
- 1 multi-purpose room
- outdoor space / community garden
- staff offices

playground equipment

one multipurpose sports field

two tennis courts

audinasium which has two basketball courts, stage, weight room, and kitchen

two paddleball courts

outdoor basketball court

(roller blading rink to be constructed in FY 1996-97)

In addition to the park and recreation facilities at O.B. Johnson Park, the park also offers youth athletic and camp programs. The facilities at the park and audinasium can be rented for private and special events and be used for community meetings.

Equipment at the facility includes bleacher seating and stadium lights. Recreational programs offered at the park are:

_____ Summer Youth Program, PAL

_____ basketball

_____ baseball

_____ softball

_____ track, volleyball, flag football, swimming, tennis, dancing, ping-pong,

_____ arts and crafts and public meetings

_____ weight and exercise room

B.F. James Park

B.F. James Park is a 2.35 acre park located at 101 NW 9th Street. The park facilities include:

- a playground for 5-12 year olds
- 2 belt swings and 2 bucket swings
- a pavilion with 4 tables and seating for 32
- 2 basketball courts (no lights)
- 1 ball field with bleachers
- restroom facilities
- benches
- parking

Hallandale High School

Hallandale High School's, is a 34.9 acre 11.4-acres school site located at 720 NW 9th Avenue which the City has a reciprocal use agreement with the School Board which allows the City to use the school's facilities during mutually agreed upon times. of outdoor facilities are leased by the City from Broward County School Board on a yearly basis. The City is entitled to use the facilities on days school is not in session, that being Saturdays and Sundays, school holidays, and the summer months.

Hallandale High School's facilities include:

- athletic fields (with lights)
- running track
- gymnasium
- auditorium
- class room/meeting room space
- parking

B.F. James Park

B.F. James is approximately two acres in size located at Northwest 9th Street and Northwest 1st Avenue. The property is owned by the City.

Park facilities include a multipurpose sports field, basketball courts, and playground equipment.

Hallandale Beach Teen Center

The Hallandale Beach Teen Center is located at 850 NW 8 Avenue. Facilities include an activity room, computer room and quiet listening room. This facility is for teens between the ages of 13 and 18, and programming is developed for this age group.

8.3.1.3 GOLDEN ISLES / A1A PLANNING DISTRICT

North City Beach

The ~~4.3~~ 1.09 acres of North City Beach is located at SR A1A and Hallandale Beach Boulevard. This beach is open to the public for swimming and attracts people from South Broward County, North Miami-Dade County, and seasonal residents and tourists. The facilities at the beach include: a bathhouse and shower and three lifeguard stands, a first aid station and a concession stand.

- a concessions facility (not City managed)
- restroom facilities / outdoor showers
- lifeguard stand and lifeguard office
- community room and space in the adjacent City fire station
- picnic tables and benches
- parking

~~City Beach was included in the Broward County Beach Renourishment Program which was completed December, 1978. The beach has a Dune Revegetation Plan with two crossovers.~~

South City Beach

The 3.52 acre South City Beach is located just south of the Beach Club Condominium complex. It attracts people from Broward County and Miami-Dade County as well as seasonal residents and tourists. The facilities at this location include:

- a concession trailer (not City managed)
- a chickee hut with 6 tables and seating for 48
- 2 bocce courts
- playground for 2-12 year olds
- outdoor shower and restroom facilities
- lifeguard stand
- picnic tables and benches
- parking

Golden Isles Tennis Complex

~~The Golden Isles Tennis Complex is a 4.80 acre facility located at 100 Egret Drive, located on Poinciana Drive and is 4.85 acres. This facility draws users citywide and from neighboring communities for its tennis tournaments, camps and lessons. The Tennis Complex includes the following facilities: has ten tennis courts, a practice wall, pro shop, and two bocce ball courts. Recreational programs include instructional services, clinics, and tournaments.~~

- 10 tennis courts (6 with lights)

- 3 bocce courts (with lights)
- a pro shop
- practice wall
- sheltered court viewing areas
- restroom, locker and shower facilities
- parking

~~The users of the facility are drawn City-wide, and from neighboring communities.~~

Golden Isles Park

~~Adjacent to the Golden Isles Tennis Complex is the Golden Isles Park located on at Egret Drive and Layne Boulevard which is 4.25 1.62 acres. The facilities at this park include: benches, water fountain and a tot lot.~~

- a playground for 2-5 year olds
- a playground for 5-12 year olds
- 2 belt swings and 2 bucket swings
- a pavilion with 3 tables and seating for 24
- 1 basketball court (no lights)
- a 1/8 mile walking trail
- parking
- future dog park site

~~The users of the facility are drawn from the vicinity of the park in the Golden Isles area.~~

South City Beach

~~The 3.56 South City Beach is open to the public for swimming. It attracts people from South Broward County and North Dade County. The facilities at the beach include a shower, lifeguard stand, a food wagon, restroom facilities, playground, and bocce ball courts.~~

8.3.1.4 GULFSTREAM PLANNING DISTRICT

Peter Bluesten Park and City Municipal Pool

~~Peter Bluesten Park is a 6.49 8.28 acre parcel of land located at 501 SE 1st Avenue, on Southwest 5th Street and South Dixie Highway. The park site also includes the City's municipal pool. The facilities at the Bluesten Park include:~~

Outdoor Park Facilities

- playground for 2-5 year olds
- playground for 5-12 year olds

- 4 belt swings, 1 bucket swing, 1 ADA swing
- 3 basketball courts (with lights)
- 2 tennis courts (with lights)
- 2 racquetball courts (with lights)
- 2 sand volleyball courts (with lights)
- athletic fields (with lights and bleachers)
- 1 batting cage
- a 1/8 mile walking trail
- restroom facilities
- a concessions stand
- picnic tables and benches
- parking

Indoor Park Facilities

- 2072 square feet of space that can be setup with tables and chairs to seat 90 or theatre style seating for 190
- a full kitchen
- restroom facilities
- meeting room and staff offices

Municipal Pool

- 6 lane heated lap pool
- an activity pool with 3 play pieces
- lounge chairs and picnic tables
- lifeguard stands
- 3 outdoor showers
- locker rooms with shower and restroom facilities
- staff offices

The City has purchased 8.68 acres of adjoining property to Bluesten Park and is planning to expand park facilities in the next several fiscal years.

- recreational hall
- swimming pool
- baseball fields
- six basketball goals
- two volleyball courts
- two tennis courts
- four paddleball courts—one wall
- playground equipment

In addition to the park and recreation facilities at Bluesten Park, the park also offers youth athletic and camp programs. The facilities at the park can be rented for private

and special events and be used for community meetings. The City Municipal Pool offers swimming lessons and classes.

~~Peter Bluesten Park offers a number of recreational programs available to all City residents. They are:~~

- ~~_____ . _____ learn to swim programs~~
- ~~_____ . _____ life saving programs~~
- ~~_____ . _____ competitive swimming programs~~
- ~~_____ . _____ baseball, football, soccer~~
- ~~_____ . _____ recreational, educational, and social programs conducted year-round in the recreational hall~~
- ~~_____ . _____ summer day camp program~~

~~Peter Bluesten Park after school programs and facilities are designed to serve all members of the community; children, teens, adults, and senior citizens.~~

Hallandale Beach Cultural Community Center

The Hallandale Beach Cultural Community Center is located at 410 SE 3rd Street. This is The Center is located on 1.95 acres and includes a 10,604 square foot, state of the art cultural community center, that offers programs and classes for the performing and visual arts, as well as entertainment and social events. The facility includes the following:

- a 4,700 square foot auditorium that can be set up to seat 250 with tables and chairs or 400 in theatre style seating
- a full kitchen
- 3 multipurpose rooms
- restroom facilities
- parking
- staff offices

~~The facility has an auditorium capable of seating 420 people, three (3) multipurpose activity rooms, kitchen and in-house catering services. The facility is available for rent for private events such as parties, weddings, meetings, dinners, dances, and other activities as requested. The administrative offices of the Parks and Recreation Department is are also housed at this location.~~

8.3.1.5 SOUTHWEST PLANNING DISTRICT

Ingalls Park

Ingalls Park is a 4.63 acre park located at 735 SW 1st Street. Ingalls park is primarily a passive recreation facility with a multipurpose building. A detailed list of facilities include:

Park

- a playground for 2-5 year olds
- a playground for 5-12 year olds
- 4 belt swings and 4 bucket swings
- a ¼ mile walking trail with exercise equipment
- a large pavilion with 8 tables and seating for 64
- a small pavilion with 4 tables and seating for 32
- a gazebo
- a pond
- restroom facilities
- benches
- parking

Building

- 1,352 square feet that can seat 90 with tables and chairs
- limited kitchen
- staff offices

~~approximately five acres and is located on Southwest 8th Avenue and Southwest 1st Street. Its basic function is for passive recreation and picnics.~~

Ingalls Park offers a senior exercise program through Aventura Hospital and park facilities can be rented for special events and community meetings.

~~Ingalls Park services the community as a whole but particularly the residents of the Southwest and Northwest Planning Districts. The park is primarily used by school children, church groups, families and other organizations. This park is classified as a neighborhood park.~~

~~The park has a one story building which serves as a meeting and recreational hall, and has a capacity for 219 persons. Recreational programs offered at the site are:~~

- ~~_____ . vita course~~
- ~~_____ . 20 picnic tables~~
- ~~_____ . 12 barbecue stands~~
- ~~_____ . pavilion for picnics~~
- ~~_____ . playground equipment~~
- ~~_____ . club programs (senior citizens, women's club, garden club, civic groups, etc.)~~
- ~~_____ . special events (Saturday dances, bridge tournaments, etc.)~~

Hallandale Adult Center and Hallandale Elementary School

The Hallandale Adult Center and Community School and the Hallandale Elementary School are located on a combined site of 22.75 acres is 10.7 acres. The Hallandale Adult Center and Community School is located at 1000 SW 3rd Street and the Hallandale Elementary School is located at 900 SW 8th Street. The City has a reciprocal use agreement with the School Board which allows the City to use both schools' facilities at mutually agreed upon times. School facilities include:

- classroom and meeting space
- auditoriums and gymnasiums
- athletic fields and play areas
- parking

Gulfstream Middle School

The Gulfstream Middle School is located a 120 SW 4th Avenue and is located on 6.86 acres. The City has a reciprocal use agreement with the School Board which allows the City to use the school's facilities at mutually agreed upon times. School facilities include:

- classroom and meeting space
- auditorium and gymnasium
- athletic fields and play areas
- parking

8.3.1.6 DIPLOMAT/THREE ISLANDS PLANNING DISTRICT

Three-Islands Park Joseph Scavo Park

Located within the Three Islands Section is a seven acre parcel of property that was deeded to the City for recreation use development. The park is primarily a passive park and includes the following facilities:

- a playground for 5-12 year olds
- 2 belt swings, 1 bucket swing and 1 ADA swing
- a 1/3 mile walking trail
- benches
- parking

The property is a passive park with benches, walks and nature trail, and a tot lot. It serves the Diplomat/Three Islands area and it is classified as a neighborhood park.

8.3.1.7 PROPOSED NEW PARK FACILITIES

In addition to the park improvements and additions that are discussed above for Foster Park and Bluesten Park, the City is also proposing a 0.33 NE Neighborhood Park at 800 NE 5th Street which would be located within the Northeast Planning District; a 1.00 acre City Marina Site located on Three Islands Boulevard just north of the City Fire Station in the Diplomat/Three Islands Planning District; and a 0.47 acres SW Neighborhood Park at 814 SW 6th Avenue in the Southwest Planning District. Lastly, the City is seeking to acquire vacant land from Gulfstream Park east of the existing complex and west of Layne Boulevard.

8.3.2 EXISTING PRIVATELY OWNED FACILITIES

8.3.2.1 Residential

Privately owned facilities account for the majority number of available recreational areas in the eastern sector of the City. ~~The coastal strip has developed almost entirely of condominiums, townhouses and hotels.~~ Private condominium developers have included recreational and open space facilities within their properties. ~~These facilities are~~ The City has previously inventoried these facilities and are listed below: ~~and included as part of the existing and available recreational facilities since they service the population within this area.~~

The privately owned facilities in the Northeast, Diplomat / Three Islands, Golden Isles / A1A Planning Districts, include approximately:*

- . 90 swimming pools
- . 45 shuffleboard court facilities
- . 80 recreational buildings
- . 40 tennis court facilities

*Source: Hallandale Beach Planning Department, May, 1988. Several new developments have been constructed since 1988 that have increased the total.

Note: It should be noted that within the Golden Isles Planning District, many of the large single family homes have private swimming pools which provide recreational opportunity for those in the Golden Isles Planning District. (Not included in given total.)

8.3.2.2 Commercial Recreation Land

Within the City there are approximately 345 292 acres of privately owned commercial recreation land which provides additional open space and recreation opportunities to the residents of the city. This type of recreational land accounts for 42.5% approximately 10.3% of the City's total land area. The major commercial recreation lands are shown in Figure 8-2 8-1.

Golf Course and Country Club Facilities

The Diplomat Country Club and Golf Course, is located at 501 Diplomat Parkway and is approximately 96 acres, although not deed restricted at this time, is one of the major open space areas in the City.

Racetrack and Casino Facilities

The Gulfstream Park Racetrack and Casino, is a thoroughbred racing facility and Casino of approximately ~~200~~ 140 acres. In 2006 with State and voter approval, Gulfstream Park added a casino to their venue. In addition, as part of a joint venture the City approved a Development of Regional Impact (DRI) in 2007 for the Village at Gulfstream Park - a 60 acre mixed-use "lifestyle center" on the west portion of their property abutting US 1. ~~and the Hollywood Greyhound Track~~, The Mardi Gras Racetrack and Casino is located at 831 North Federal Highway on approximately 50 acres, and like Gulfstream Park has added a casino to their property with State and voter approval. are Both of these two major recreational facilities which provide a unique and important function in the recreational activities and tourist economy for the City and Broward County. These facilities have provided and will continue to provide other recreational activities which benefit the residents of Hallandale Beach as well as other Broward County residents; for instance, art shows, concerts, carnivals, plant shows, ~~Broward County Fair~~, etc.

Figure 8-2

Commercial Recreation Sites

8.3.3 EXISTING REGIONAL PARKS

The State of Florida, Broward County and Miami-Dade County have regional parks which provide open space and recreational opportunities for residents of southeast Florida including Hallandale Beach.

A regional park as defined by the State of Florida, Division of Recreation and Parks is a large, resource-based area that serves two or more communities or counties and is are usually located within an hour's driving distance of the residents they it serves and ranges in size from a minimum of 250 acres to as much as several thousand acres.

Below is a listing of Florida, ~~South Broward Parks District~~, Broward and Miami-Dade County Parks which meet the definitions.

8.3.3.1 State of Florida

1. Oleta River State Recreation Area - 850 acres
- ~~2. Chekika State Recreation Area - 640 acres~~
- ~~3. 2. Cape Florida State Recreation Area - 400 acres~~
4. ~~3.~~ John U. Lloyd State Park - 243.6 acres
- ~~5. 4.~~ Hugh Taylor Birch State Park - 180 acres
- ~~6. North Shore State Recreation Area - 50 acres~~

8.3.3.2 Broward County

Broward County has seven (7) regional parks within an hour's driving distance ~~of~~ for Hallandale Beach residents and with a minimum of 250 acres each.

1. West Lake - 1,390 acres
2. Markham Park - ~~667~~ 542 acres
3. Tradewind Park - 540 acres
4. Quiet Waters Park - 430 acres
5. C.B. Smith Park - ~~320~~ 299 acres
6. Tree Tops Park - 256 acres
7. Fern Forest - 254 acres

Broward County has also classified the following parks as regional even though they are less than 250 acres each. These parks are within an hour's drive for Hallandale Beach residents.

1. Brian Piccolo Park - 180 acres
2. Topeekeegee Yugnee Park - 130 acres
3. Miramar Park - 110 acres
4. North Beach Park - 56 acres

8.3.3.3 Miami-Dade County

Miami-Dade County has two (2) regional parks within an hour's driving distance of Hallandale Beach residents and a minimum of 250 acres each.

1. Crandon Park - 900 acres
2. Amelia Earhart Park - 515 acres

Miami-Dade County has also classified the following parks as regional, even though they are less than 250 acres. These parks are within an hour's drive for Hallandale Beach residents.

1. Greynolds Park - 220 acres
2. Haulover Park - 177 acres

Even though the state and county park acreage does not satisfy any of the requirements for Hallandale Beach recreation and open space, these sites are in close proximity of Hallandale Beach and are utilized by Hallandale Beach residents. Hallandale Beach is a member of the South Broward Parks District. These facilities serve City residents and the City is taxed for them.

In addition to the State and County parks that serve the residents of Hallandale Beach, the City is fortunate to be in close proximity to three large national parks including the Everglades National Park, Big Cypress National Preserve and Biscayne National Park.

8.4 ANALYSIS OF EXISTING CONDITIONS

8.4.1 Introduction

The analysis of existing conditions for the park and recreation facilities within the City of Hallandale Beach is conducted by reviewing the existing facilities in the City and within each Planning District and comparing that with 2000 U.S. Census figures for resident population and age of population. The City's Level of Service standard for parkland is based on the Broward County Land Use Plan requirement of 3 acres of parkland for every 1,000 permanent persons.

~~The statement of recreational needs for the City of Hallandale Beach is approached on two levels: analysis of existing needs, and an analysis of future needs. Existing needs are discussed by Neighborhood Planning Districts to provide for a more concise link between current facilities and estimated existing population of those districts.~~

~~The present requirements for parks and open space are based on the Broward County Land Use Plan as adopted September 25, 1989. Total population figures are based on the 1990 US Census. The percentage of age distribution is based on the 1990 US Census.~~

8.4.2 Existing Conditions By Planning District

8.4.2.1 NORTHWEST PLANNING DISTRICT

The Northwest Planning District is 506 acres in area. The dominant use of the land is residential (~~23.3~~ 29.0%), followed by streets (~~20.4~~ 20.2%), community facilities (12.6%), vacant land (~~18.8~~ 10.6%), and commercial (~~15.2~~ 10.3%), and ~~community facilities (10.8%)~~. Only one percent 1.5% of the total acres is devoted to public recreation.

The estimated 2000 U.S. Census population for the district, ~~based on the 1990 US Census~~ is ~~3,979~~ 4,137. Ages can be characteristically grouped as follows:

Age	Number	Percent
0-14	975 <u>1,112</u>	25% <u>26.8%</u>
15-19	340 <u>331</u>	8% <u>8.0%</u>
20-34	930 <u>783</u>	23% <u>18.9%</u>
35-59 <u>64</u>	950 <u>1,345</u>	24% <u>32.5%</u>
60 <u>65+</u> years	814 <u>566</u>	20% <u>13.7%</u>

The Northwest Planning District has the highest percentage of youths in the City and the youth population increased slightly over the last 10 years. The noticeable change in demographics in the 2000 U.S. Census for the Northwest Planning District is the increase in adult population between 35 and 64 years of age and the decrease in the senior adult (65+) population. The Northwest Planning District is fortunate to house many City park and recreation facilities including 3 parks, a recreational center, a human services center, a school site and Chaves Lake. The planning districts park and recreation facilities have a combined acreage of 80.24 acres. When park standards are applied to the Northwest District, the total amount of acreage required for park use is 11.9. Currently approximately 7.5 acres of public recreational facilities exist within this district, as well as the 11.4 acres at Hallandale High School. This leaves a surplus of required open space of 7.0 acres in the Northwest District.

8.4.2.2 ~~DOG TRACK~~ CENTRAL GATEWAY PLANNING DISTRICT

The ~~Dog Track~~ Central Gateway Planning District is approximately 184 acres. The dominant usage of the area is residential (29.4%) followed by commercial (private) recreation (26.9%), ~~followed by residential (26.5%)~~, streets (23.5%), and commercial (16.9%) ~~tourist accommodations (1.4%)~~. The ~~Dog Track~~ Central Gateway District is the most developed district in the City with only ~~3.4~~ 1.0% of the district remaining vacant. There is no land in this district devoted to public recreation.

The ~~estimated 1990~~ 2000 U.S. Census population of the ~~Dog Track~~ Central Gateway Planning District is ~~815~~ 1,291, and is ~~primarily elderly~~. The age distribution can be grouped as follows:

Age	Number	Percent
0-14	468 166	21% 12.8%
15-19	27 40	3% 3.1%
20-34	465 266	20% 20.6%
35-59 64	259 553	32% 42.8%
60 65+ years	496 266	24% 20.6%

This is the only planning district in the City that had its youth population remain relatively the same from 1990 to 2000 while its senior population (65+) increased during the same time period. When standards are applied to the Dog Track Planning District, there is a 2.4 acre public parks and open space deficit. There are no public recreation facilities in the planning district. However, since the planning district is centrally located within the City, it is close to facilities in neighboring planning districts.

8.4.2.3 NORTHEAST PLANNING DISTRICT

The Northeast Planning District is approximately 243 acres. The dominant use of the area is residential (60.9 62.2%), followed by streets (23.2%), business and commercial (8.2 9.8%), tourist accommodations (2.6%), and community facilities (1.8 1.6%). There are currently no public recreational facilities, but the City is planning to locate a playground in a small neighborhood park at 800 NE 5th Street. The district has is only 7.96 acres or 3.3 percent 3.2% of its area is vacant.

The estimated population 2000 U.S. Census indicated that in the Northeast Planning District had a population 4,431. is 4,156 with the highest percentage age category being elderly. The age distribution is categorized as follows:

Age	Number	Percent
0-14	455 336	4% 7.6%
15-19	44 103	1% 2.3%
20-34	528 716	13% 16.2%
35-59 64	753 1602	18% 36.2%
60 65+ years	2,676 1,674	64% 37.8%

The Northeast Planning District experienced significant population changes between 1990 and 2000 according to the U.S. Census. The youth population (0-19 years of age) increased from 5% to 9.9% and its adult population (20-64 years of age) increased from 31% to 52.4% of the total population. During the same time period the senior (65+) population decreased from 64% to 37.8%. When park standards are applied, a total of 12.5 acres are required for parks and open space in the Northeast Planning District. Currently this district has there is no parks or open space which eaves a deficiency of 12.5. However, the City recently acquired property at 800 NE 5th Street and plans to build a neighborhood park with a playground. In addition, many condominiums in this area and private homes have pools and other recreational facilities.

8.4.2.4 DIPLOMAT / THREE ISLANDS PLANNING DISTRICT

The Diplomat / Three Islands Planning District is 424 acres in area. The present dominant use of the land in this district is residential (~~37.5~~ 41.8%), followed by recreation (~~26.4~~ 26.0%) of which 24.7% the majority is private, water bodies (10.2%), streets (8.3%), and commercial (~~6.9~~ 12.6%).

The ~~estimated population~~ 2000 U.S. Census indicated that in the Diplomat / Three Islands Planning District population was 6,193 is 5,746, with the highest age percentage being elderly. The age distribution in the Diplomat / Three Islands District is as follows:

Age	Number	Percent
0-14	99 <u>278</u>	2% <u>4.5%</u>
15-19	53 <u>83</u>	1% <u>1.3%</u>
20-34	510 <u>844</u>	9% <u>13.6%</u>
35-59 <u>64</u>	992 <u>2,078</u>	17% <u>33.6%</u>
60 <u>65+</u> years	4,062 <u>2,910</u>	71% <u>47.0%</u>

During the time period from 1990 to 2000, the Diplomat / Three Islands Planning District saw its senior (65+) population decrease from 71% to 47% while the adult population (20-64) increased from 26% to 47.2%. The youth population (0-19) also increased but not as significantly as the adult population. When park standards are applied, a total of 17.1 acres are required for parks and open space in the Diplomat/Three Islands Planning District. Currently, there is one park of 7.02 acres in the district which leaves a deficiency of 9.9 acres. Again, however, private recreational facilities are abundant in this planning district and should not be overlooked when considering recreational opportunities in this district. The Diplomat Country Club and Golf Course is one of those private recreational facilities in the planning district and is over 100 acres in size.

8.4.2.5 GOLDEN ISLES / A1A PLANNING DISTRICT

The Golden Isles / A1A Planning District has a total of 515 acres. The dominant usage of the area is residential (~~45.9~~ 51.0%), followed by water bodies (25.2%), streets (~~10.7~~ 10.9%), vacant land (~~7.7~~ 3.0%), general business and commercial (~~6.0~~ 5.5%), community facilities (2.3%), and public recreation (~~1.2~~ 2.1%) and ~~tourist accommodations~~ (~~1.0%~~).

The ~~1990 estimated population~~ 2000 U.S. Census indicated that in the Golden Isles / A1A Planning District had a population of 9,373 is 8,954. This district has the highest percentage of elderly residents with ~~78.9~~ 56.0% of its population age 60 65 or over. Ages can be characteristically grouped as follows:

Age	Number	Percent
0-14	76 333	1% 3.6%
15-19	88 131	1% 1.4%
20-34	557 763	6% 8.1%
35-59 64	4,168 2,894	13% 30.9%
60 65+ years	7,065 5,252	79% 56.0%

During the time period from 1990 to 2000, the Golden Isles / A1A Planning District saw its senior (65+) population decrease from 79% to 56% while the adult population (20-64) increased from 19% to 39%. The youth population (0-19) increased from 2% to 5% but not as significantly as the adult population. As already discussed, this planning district has the highest percentage of seniors. In addition, it also has the highest actual number of seniors with 5,252 persons 65 or older according to the 2000 U.S. Census. When park standards are applied to the Golden Isles/A1A Planning District, a total of 26.9 acres of parks and open space are required. The existing public facilities in the District are the 1.3 acre City Beach, the 4.85 acre tennis complex, the 1.25 acre Golden Isles Park, and the 3.56 acre South City Beach which provides a total of 10.96 acres of parks and open space, leaving 15.94 acre park and open space deficit for the Golden Isles/A1A Planning District. The Golden Isles / A1A Planning District includes 2 City beachfront parks, a tennis center, a neighborhood park with playground, and public dedicated waterways for a total of over 105 acres of recreational opportunities. This planning district too, has a proliferation of private residential recreational facilities which add to the recreational opportunities in the district.

8.4.2.6 GULFSTREAM PLANNING DISTRICT

The Gulfstream Planning District has a total area of approximately 415 416 acres. The dominant land use of the area is recreation (49.7 35.2%), of which 48.2% the majority is private recreation, followed by residential (18.0 18.2%), streets and railroad (11.8 11.6%), and vacant land (8.8 3.9%). Public recreation accounts for 1.5 percent 1.8% of the total Gulfstream Planning District area.

The estimated population for 1990 2000 U.S. Census indicated that the planning district had a population of 2,640 is 4,934. The age distribution characteristics are as follows:

Age	Number	Percent
0-14	176 353	9% 13.4%
15-19	22 81	1% 3.1%
20-34	534 574	27% 21.7%
35-59 64	434 1,040	22% 39.4%
60 65+ years	768 592	41% 22.4%

Similar to other planning districts in the City, the Gulfstream Planning District also saw its adult (20-64) and youth (0-19) populations increase while its senior (65+) population

decreased during the time frame from 1990 to 2000. Using the applied standard, the recreational needs in the Gulfstream Planning District are 5.8 acres of required park and open space. Currently, the planning district's park and recreation facilities include the Cultural Community Center and approximately 6.5 8.28 acres of public recreational facilities at Bluesten Park. The City has recently acquired additional acreage adjacent to Bluesten Park and plans to enlarge the park and its facilities. exist within this district. This leaves a surplus of 0.7 acres of open space in the Gulfstream Planning District.

8.4.2.7 SOUTHWEST PLANNING DISTRICT

The Southwest Planning District is 544 acres in area. The dominant use of the land is residential (~~55.2~~ 56.5%), followed by streets (18.2%), vacant land (~~6.2~~ 2.9%), water bodies (6.1%), community facilities (~~6.9~~ 7.5%), and general business and commercial (~~6.5~~ 7.9%). Public recreation occupies only ~~8~~ 0.9% of the total area.

The ~~1990-estimated population~~ 2000 U.S. Census for the Southwest Planning District indicated a population of ~~6,216~~ 5,445. The age distribution can be grouped as follows:

Age	Number	Percent
0-14	1,015 <u>1,293</u>	18% <u>20.8%</u>
15-19	249 <u>373</u>	5% <u>6.0%</u>
20-34	1,113 <u>1,161</u>	20% <u>18.7%</u>
35-59 64	1,513 <u>2,387</u>	28% <u>38.4%</u>
60 <u>65+</u> years	1,555 <u>1,002</u>	29% <u>16.1%</u>

During the time period from 1990 to 2000, the Southwest Planning District saw its age of population remain largely unchanged compared to other planning districts in the City. The only significant change was the increase from 28% to 38.4% in adults aged 35 to 64 and the decrease from 29% to 16.1% in senior adults (65+). It should be noted that the Southwest Planning District has the most balanced age of population within the City and the largest number of children (1,666). The Southwest Planning District is home to Ingalls Park, 3 school sites and several dedicated lakes and waterways. The City is currently developing a new SW neighborhood park at SW 6th Avenue and SW 9th Street. When park standards are applied to the Southwest Planning District, 16.3 acres are required for parks and open space. Ingalls Park which is five acres and Hallandale Adult Center which is 10.7 acres, total 15.7 acres. Therefore, a 0.6 acre park and open space deficit remains for the Southwest Planning District. In addition, this Planning District includes the Hallandale Elementary School, facilities with which the City is exploring cooperative or lease arrangements.

8.4.2.8 WATERWAYS

Hallandale Beach has ~~106.68~~ 142.68 total acres of public, dedicated waterways. These waterways were included in the 1978 and 1997 certified Recreation and Open Space Plan and provide access to aquatic leisure opportunities for City residents. The

following waterways are dedicated for public use.

Rolen Acres Canal	1.51 acres
Schaffer Park Canal	1.23 acres
Sunset Lake Park	5.05 acres
Golden Isles Waterways (except Parcel K)	94.80 acres
Diplomat Golf Estates (DeSoto Waterway)	4.09 acres
<u>Chaves Lake</u>	<u>35.00 acres</u>

8.4.2.9 CITY - WIDE

Hallandale Beach's required park and open space acreage is ~~92.9~~ 102.8 acres as per the level of service standard adopted in the Broward County Land Use Plan of 3 acres per 1,000 permanent persons. Currently the City has ~~58.76~~ 108.56 existing acres of public parks and open space, and ~~406.68~~ 142.68 acres of public waterways, therefore, providing a total of 251.24 acres of recreational land for City residents, a surplus of 72.54 148.44 acres, based upon the ~~estimated 30,996 population of 1990~~ 2000 U.S. Census population total for the City of 34,282. However, the location and distribution of parks and recreational facilities is not balanced geographically to all residents and some facilities are undersized; therefore, the City will continue to look at opportunities to acquire additional land.

Table ~~8-2~~ 8-1, gives the required acreage, ~~existing acreage, the acreage deficit for~~ projected future City populations.

8.4.2.10 RECREATION AND OPEN SPACE NEEDS

The existing recreation and open space needs are based on the ~~1990 population estimate of 30,996~~ 2000 U.S. Census population of 34,282 and the park standards as outlined on the Broward County Land Use Plan. Future Recreation and open space needs are based on population projections for the City provided by Broward County Office of Strategic Planning and Growth Management Urban Planning and Redevelopment Department, Planning Services Division.

TABLE 8-1
SUMMARY OF RECREATION AND OPEN SPACE NEEDS
CITYWIDE

	2000	2006	2010	2015	2020
Population	34,282	34,622	39,406	43,996	48,493
Required Acreage	102.8	103.9	118.2	132.0	145.5
Surplus Acreage	148.44	147.34	133.04	119.24	105.74
<u>(based on 251.24 available acres)</u>					

TABLE 8-2
SUMMARY OF NEEDS CITYWIDE

	1990	1995	2000	2005	2010
Population	30,996	31,367	32,313	33,384	34,427
Required Acreage	92.9	94.1	96.9	100.2	103.2
Surplus Acreage	72.5	71.3	68.5	65.2	62.2

(based on 165.44 available acres)

8.4.3 IMPLEMENTATION

The City will continue to meet the park and recreation needs of the City residents by continuing to implement the Recreation and Open Space Element of the Comprehensive Plan. In addition, the City has been working on a City-wide Strategic Plan, a Master Plan and a City for a Lifetime Plan. All of these planning processes have helped the City formulate a park and recreation program for the City which offers a wide variety of facilities and programs for its current and future populations. In the last several years the City has acquired several new park sites and acquired additional parkland at several existing parks. Major park facility expansions are currently being planned for Foster Park in the Northwest Planning District and Bluesten Park in the Gulfstream Planning District.

A specific outcome of the Strategic Plan process has been the creation of a City committee charged with developing a 2008 Park and Recreation Improvement Plan. The committee includes City employees from the City Departments of Parks and Recreation, Human Services, Public Works, Development Services, the City Manager's Office and the Police Department including Police Athletic League (PAL). The committee is evaluating the current City parks and programs offered to determine the future needs of the community as it continues to grow and change demographically. The committee will develop a concept plan and will present it to the community for further vision, input and feedback. The final plan will then be implemented. Important park and recreation ideas and needs that the committee has already identified includes: increasing the number of athletic facilities and fields; increasing the opportunity for neighborhood pocket parks; incorporating special features and trends into parks such as dog parks; teen facilities and programs; health and safety needs of park patrons; parking issues; beach re-nourishment; and green/environmental practices at parks.

The implementation of the Recreation and Open Space Element will be addressed by each planning district and in some cases, relationships between adjacent districts.

8.4.3.1 NORTHWEST PLANNING DISTRICT

Foster Park

The primary design for Foster Park is for the younger child. The secondary use for this park is as a picnicking and recreation site for neighborhood families and gatherings. Design and renovation will include the playground, building, grounds and pavilion. Programming will emphasize the younger child (ages 3-6 years of age) through year round programs and activities.

O.B. Johnson Park

The primary uses of O.B. Johnson Park is as a sports facility for all ages. The secondary uses are for multipurpose recreation programs and public meeting space. Renovation plans include the outdoor athletic grounds and facilities, playground and the Audinasium. Programming plans emphasize comprehensive youth and adult athletic programs, and after school and summer supervised youth and teen recreation programs. Coordination with the adjacent facility, Hepburn Center, should be fostered to avoid duplication and enhance neighborhood recreation services.

Hallandale High School

The lease for outdoor facilities should be maintained and the utilization of indoor facilities (particularly the gymnasium) for recreation programs should be expanded.

B.F. James Park

This recreation and open space area's primary use will be for non-organized recreation and programming will be on a limited basis. Maintenance of the grounds and outdoor recreation facilities will be the primary emphasis for this site by the City.

Overall Northwest District

- Establish a cost effective renovation and maintenance program for Foster Park and Dixie Park/Audinasium.
- Programming to emphasize the districts' youth and young adult population.
- Beautification of parks and facilities through landscaping and facility design and maintenance to enhance the neighborhoods and district.

8.4.3.2 GOLDEN ISLES/A1A PLANNING DISTRICT

North and South City Beach

Emphasis should be concentrated on implementation of the following plans:

- Renourishment of the beach as funding becomes available.

~~—Expansion of the Dune Revegetation Plan south to the Dade County Line as funding through grants becomes available.~~

~~—Exploration of expanded parking for public beach access and acquisition and development if site(s) become(s) available.~~

~~—Continued improvements to the public facilities to enhance the appearance and function of the facilities.~~

~~—On-going maintenance program to keep area free from litter and beautified.~~

~~Golden Isles Tennis Complex~~

~~The development of the south end of the park for complimentary racquet sports should be the primary plan for site. The beautification of this site through landscaping should also be given primary consideration.~~

~~Secondary plans should be the continued emphasis on maintaining this facility and programming for maximum utilization.~~

~~Golden Isles Park~~

~~The primary plan for this site should be the development of a picnic area with an open air pavilion for neighborhood use.~~

~~The secondary plan is for an ongoing maintenance and landscaping program.~~

~~Overall Golden Isles/A1A Planning District~~

~~This district has the greatest deficit of recreation and open space, based upon State required standards. However, because of the large amount of public waterways, private beaches and privately owned facilities in the condominiums and the lack of available vacant land which is contiguous and suitable for recreation and open space, the acquisition of additional land is deemed to be a noncritical issue and unfeasible. The City should explore acquisition of Open Space in adjacent planning districts for the development of a community park in order to meet the recreation and open space needs of this high density neighborhood with a concentration of elderly.~~

~~8.4.3.3 GULFSTREAM PLANNING DISTRICT~~

~~Plans for this district include the design and renovation of Bluesten Park facilities for multipurpose recreation use for all ages of the community. Programming emphasis should be for adults and senior citizens during the school year and youth programs during school holidays and summer. Design and renovation should include the playground, swimming pool, athletic fields, park structures and the recreation center.~~

~~8.4.3.4 — SOUTHWEST PLANNING DISTRICT~~

~~The plan for this district is the continued utilization of Ingalls Park for picnicking, passive recreational use of the park grounds, and use of the multipurpose center for adult and senior citizen programs and public meetings.~~

~~Acquisition and development of additional land which is appropriate for recreation and open space should be explored.~~

~~8.4.3.5 — DOG TRACK PLANNING DISTRICT~~

~~If suitable land for recreation and open space becomes available it should be acquired and developed. Because this district is adjacent to the Gulfstream District, emphasis should be placed on programming which will serve the recreational needs of both districts.~~

~~8.4.3.6 — NORTHEAST PLANNING DISTRICT~~

~~If suitable land for recreation and open space becomes available it should be acquired and developed. This district is primarily elderly residing in condominiums and townhouses with recreational and open space facilities within their properties.~~

~~8.4.3.7 — DIPLOMAT/THREE ISLANDS PLANNING DISTRICT~~

~~Three Islands Park should continue to be maintained as a passive park. The grounds and landscaping are representative of the needs of this residential area where the majority of the residents are elderly.~~

~~The purchase and development of additional recreational and open space in the Diplomat/Three Islands District should be pursued.~~

~~8.4.3.8 — CITY WIDE~~

~~In general, implementation should cover the following priorities:~~

- ~~1. Design, renovation, and maintenance of existing parks and facilities to meet the highest standard established for parks and recreation sites and which serve the greatest number of residents in the most cost effective manner. As illustrated in the in the Comprehensive Plan Capital Improvement Element the following projects for facility improvements are planned.
 - ~~a. Fencing for Parks — replacement of existing fencing at selected parks.~~
 - ~~b. Bluesten Park Recreation Center Remodeling — remodeling of center to create functional, programmable space.~~~~

- ~~c. Sprinkler System & Sodding of Parks — installation of automated water systems and sod at selected parks.~~
 - ~~d. Recirculation and Gutter System for Pool — upgrading of pool recirculation systems.~~
 - ~~e. O.B. Johnson Park Remodeling — remodeling of center to create functional, programmable space.~~
 - ~~f. Ingall's Park Parking Lot Expansion — expansion of parking lot to create additional parking.~~
- ~~2. Programming to meet the recreation needs of the community as a whole and of the neighborhoods in which the facilities are located.~~
 - ~~3. Zoning, acquisition, and development of any appropriate land for recreation and open space.~~
 - ~~4. Cooperation and/or leases with other public agencies for recreation and open space, particularly the public education facilities. In the event that schools may terminate the lease arrangements, the City will aggressively pursue replacement of lost recreational land needed to meet the required park standards.~~

~~These priorities are consistent with the goals, objectives and policies of the City of Hallandale Beach.~~