



Hallandale Beach



Development Review Submittal

Bluesten Park

August 9, 2016



Project Summary

Bluesten Park is located on Dixie Highway between SE 5th Street and SE 7 Street. As the City's largest community park that serves the entire City of Hallandale, Bluesten has been identified and established as the City's premier open space with the recommendation to develop it as a Town Center Park.

Programmatic considerations identified by the community were incorporated into a master plan including the need for a new community center, a new swimming pool and splash pad, provisions for regulation size baseball, soccer and football fields, basketball, tennis and racquetball courts, a new playground and walking trails along with a new field house located near the ball fields with restroom facilities, a concession area and storage. This master plans was approved by the City Commission in May of 2016.

Central to the concept for the parks development was its proximity to the existing City Hall Complex located to the northeast and an adjacent property to the east, identified as a potential town square site; its central location within the City's Regional Activity Center (RAC) and between US 1 and Dixie Highway along a major new vehicular and pedestrian link as well as its proximity to a future commuter rail station at the FEC railroad line just west of the site.

The property is bounded by one story multifamily across SE 5th Street to the north, Dixie Highway and the FEC railway to the west, a US post office to the east and a vacant lot along with a small apartment building and a one story church across SE 7th Street to the south. Additional information related to the relationship of the park to the surrounding community is presented in the application.

The existing park site is located on approximately ten (10) acres and currently accommodates a community center building, a swimming pool with lockers and restroom facilities, a children's playground, basketball, tennis, racquetball and handball courts, baseball fields, a multipurpose sports field and an equipment storage garage. The east portion of the site is bisected by old Federal Hwy, a two lane road running diagonally through the site. A new communications tower with support equipment, which replaced an original City water tower, is located in a fenced enclosure on the south side of the site and scheduled to remain.

The scope of this project includes the removal and relocation of the diagonal roadway to the east edge of the site to maintain the existing north/south vehicular thoroughfare, the removal, relocation and replacement of some of the existing utilities currently located on the site and the replacement of the community center, pool facilities, ball fields and court areas. Some additional amenities have been incorporated to create a new, improved park to better serve the needs expressed by the community.

Considerations incorporated in the planning and design of the park include the future development of SE 5th Street and SE 7th Street as vehicular / pedestrian connections between US 1 and Dixie Hwy, the future redevelopment of the properties around the site with a more urban density based on the RAC zoning designation in the area, the development of a future commuter rail station at the FEC railroad line located to the

west side of the site near Dixie Hwy identified in a 2013 report by the South Florida Regional Transportation Authority as well as the proximity and relationship of the site to City Hall.

The proposed Bluesten Park parcel is identified on the current property survey as three separate parcels totaling approximately 10 acres. One of the parcels is platted as Lot 4, Block 12; Plat Book B Page 13, MDCR, another Lot 3, Block 11; Plat Book B, Page 13, MDCR and the

third Tract A '601 Old Federal Hwy Plat; Plat Bok 174 Page 132, BCR. The property is located within Section 27, Township 51, and Range 42 of Broward County, Florida.

Based on a July 28, 2015 letter from the Broward County Planning Council to the City of Hallandale platting is not required by Section D.2, Chapter IV of the Broward County Land Use Plan since the proposed development does not constitute a 'principal building' since the building is an accessory use devoted solely to the recreational principal use (i.e. Bluesten Park). This is subject to the City making the determination that the building is an accessory use.

According to the City of Hallandale Future Land Use Plan, the Bluesten Park property is located in the City Regional Activity Center (RAC) with as OS (Open Space) Zoning District which allows parks, playgrounds and other related or accessory uses. As stated in this section of the Ordinance, '*Because of the nature of uses involved and the variety of arrangements of uses and facilities on the site broad general regulations for plot size, yards, setbacks and height cannot be satisfied..... To ensure efficient functioning and effective public service, the use and site plans for development improvement and operation are made subject to review and approval in each case.*'

SECTION 1- General Information

Item 4

Proof of Ownership included in Appendix

Item 5

Mailing list of properties within 1000 feet included in Appendix

Item 6 and 8

Not applicable – no residential units proposed

Item 7

The design team for Bluesten Park have been involved in the development of parks and open space projects including the development of new community and recreational facilities for more than 25 years.

Recent examples include:

Miramar Ansin Park Community Center and Sports Complex

Passive Park Sunrise

Miramar Ansin Park Phase II Fitness Center & Press Box

Broward County Park Bond Issue

Mullins Park Master Plan

City of Parkland Pine Trails Park

City of North Lauderdale Teen Center Addition

Royal Oaks Park Community Center

Countess De Horenle Park

Town of Davie Parks & Recreation Office Building

City of Ft Lauderdale Mills Pond Park

Item 9

Development is being completed and funded by the City of Hallandale Bond Project. Evidence of the City's ability to acquire sufficient funds can be obtained from the City of Hallandale.

Item 10

To the best of our knowledge the proposed project is in compliance with all of the City of Hallandale's Code of Ordinances related to Land Use and Development and will be further developed based on these along with the Florida Building Code and other pertinent standards and requirements.

Item 11

Agent authorization letter from the City included in Appendix

Item 17

- Zoning:

FIGURE 1. ZONING MAP



Harmony and Compatibility:

Bluesten Park currently exists as a park with an undersized community center, swimming pool, 2 ball fields, tennis courts, basketball courts, racquetball courts, playground and vacant land (Fig 2). Existing multifamily structures to the north along SE 5th street (Fig 3), the Railroad and

2 major roadways to the west (Fig 4), multi-family and the church to the south (Fig 5) and the Post Office (Fig 6) to the east currently do not provide any architectural value that can be used as a basis of design to the proposed project.

FIGURE 2. AERIAL

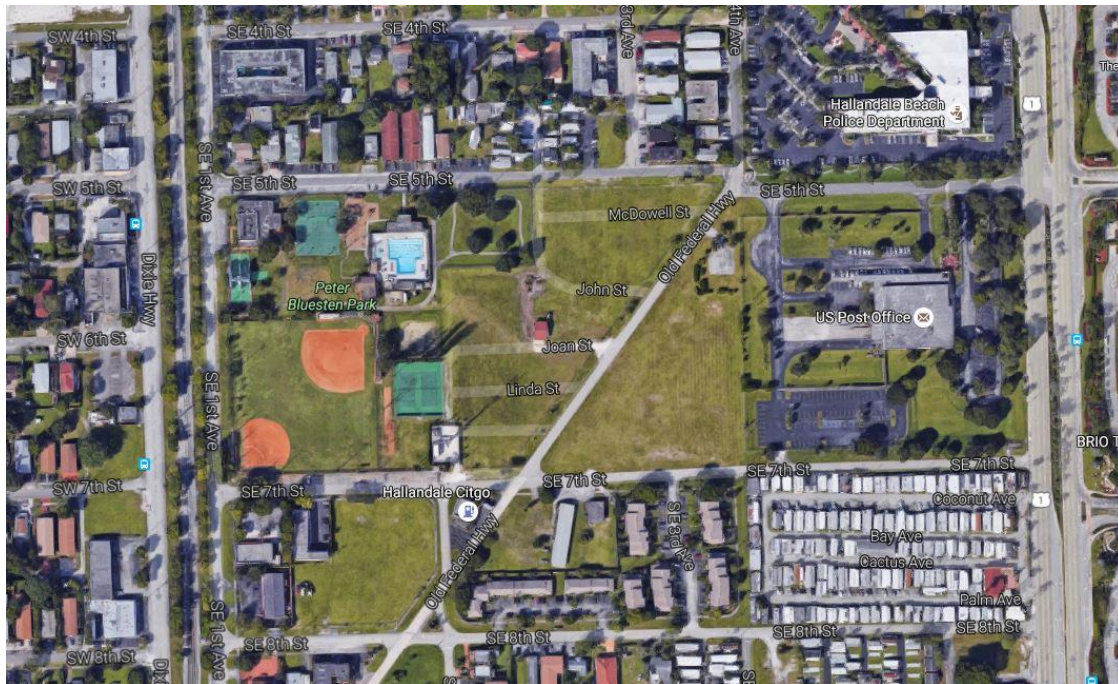


FIGURE 3. SE 5TH STREET -NORTH SIDE OF SITE

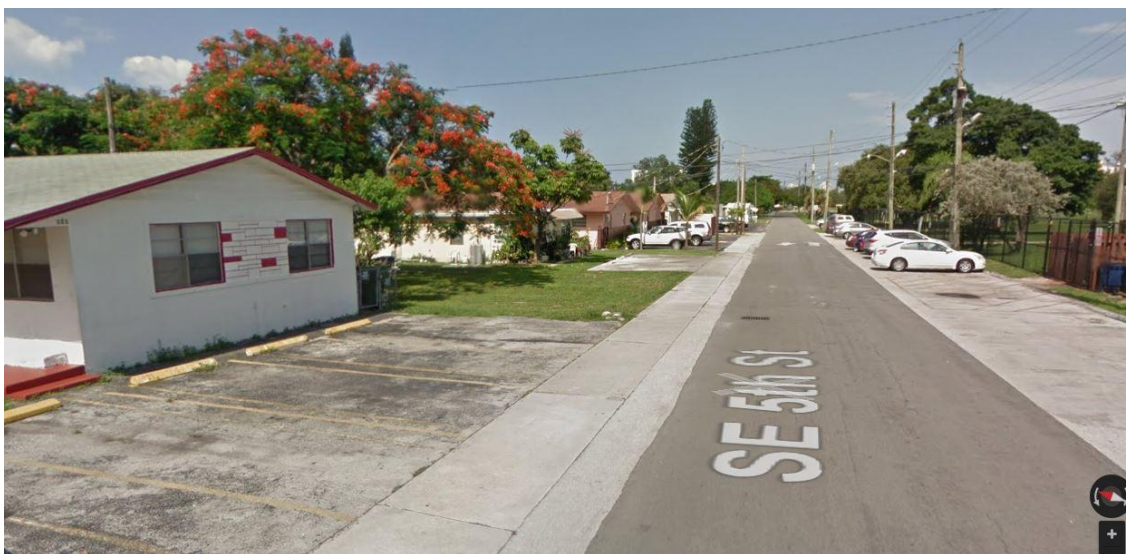


FIGURE 4. SE 1ST AVE - WEST SIDE OF SITE



FIGURE 5. SE 7TH STREET – SOUTH SIDE OF STREET



FIGURE 6. US POST OFFICE SITE – EAST SIDE OF SITE



The proposed project is to provide a community center and outdoor facilities appropriately sized for the local community. As this current open space park use continues, the program elements have been reorganized with some of the underlying RAC concepts such as the location of the new community center on the southwest corner of the site. The redevelopment of SE 7th Street (southern street to the project) will be the main street that will connect Federal Highway to SE 1st Ave thereby making the intersection of SE 1st and SE 7th the primary corner. The building placement in this corner takes into consideration the RAC District concepts providing the building placement compatibility with the surrounding RAC District.

There are 3 structures, other than small picnic pavilions and shade structures, proposed for the project. A 46,000 sf. Community Center, a 1,200 sf. Concessions Stand and an open air Amphitheater. Each of these one story structures will have varying heights and façade articulation and be architecturally unified that will create the stimulus for this redevelopment area and not be out of scale with the neighboring one and two story structures on the north and south sides of the site.

The structures are a combination of tilt wall, CBS and varied roof systems with standing seam metal, tensile fabric and single ply membranes to create a varied yet compatible and harmonious streetscape. We have provided a shadow study of the buildings at the summer and winter solstices in the submitted drawings. Per this study there will not be any shadows cast upon neighboring properties.

BLUESTEN PARK VARIANCE- TREE REQUIREMENTS

This variance request is related to the reduction of the overall total number of required trees provided. The code calls for 1 tree to be provided for every 1,500 sf of total site area which requires us to have 453 total trees on site.

The following are justifications for this variance request pursuant to Section 32-965 (b):

1. Special conditions exist for this property that inhibit us from being able to provide the 453 trees. This site is being developed as a park with a heavy emphasis on field sports (3 baseball and 1 multi-sport field) as well as the courts sports, parking and 40'000+ sf community center. These uses do not allow for heavy tree planting and we cannot fit the required trees with the required project scope elements.
2. This property has a special condition due to the overall design of the park and the necessity to have all the required sports, amenities and uses on the site.
3. This parcel is a park and is being redeveloped as a park. Neighboring properties are independently owned and will likely (when redeveloped) be developed as residential. Therefore this property automatically is different in its requirements from the surrounding properties. We are still providing ample tree and palm installation and the reduced tree counts will not change the overall view and look from outside the park.
4. During the early design phase, we created and reviewed with our client several different options for the design and layout of the park. It was agreed that the proposed design provides the client with the most functional option for including all the required uses, sports and amenities. If we had to comply with tree requirement, we would have to remove one or more of the sports fields and/or court sports and potentially parking.
5. We have created and reviewed with our client over a dozen different options for the design and layout of the park. It was agreed that the proposed design provides the client with the best option for including all the required uses, sports and amenities. The site is so tight and we are fitting a lot of amenities into one small site.
6. The tree planting will still be ample with the majority of the trees being located at the perimeters of the park giving a park atmosphere and aesthetic from the surrounding streetscapes.
7. The redevelopment of this park will improve the entire neighborhood and will likely be a catalyst for redevelopment and expansion. The granting of this variance will not negatively impact the neighboring properties because we are still able to provide a large quantity of trees which will be predominantly located at the perimeters of the park.

BLUESTEN PARK VARIANCE- LANDSCAPE BUFFER WIDTH

This variance request is related to the reduction in the width of the landscape buffer adjacent to the parking area on SE 7th Street from 10 ft as required to 7 ft as provided.

The following are justifications for this variance request pursuant to Section 32-965 (b):

1. Special conditions exist for this property that inhibit us from being able to provide the requested 10' landscape buffer on the SE corner of the site adjacent to the parking lot. The site is bisected in the southern half by a lease area for a cellular tower. This lease area limits the developable area of the park and the configurations that can be used to adequately provide the full scope of services and amenities that the city has requested for the site, including the baseball field layouts. Due to the layout of the baseball fields, there was minimal room for the associated parking lot and we therefore had to reduce the landscape buffer from 10' to 8.3' so as to accommodate the necessary vehicular movements and parking spaces.
2. This property has a special condition for the SE landscape buffer due to the overall design of the park and the necessity to have parking close to the baseball fields.
3. This parcel is a park and is being redeveloped as a park. Neighboring properties are independently owned and will likely (when redeveloped) be developed as residential. Therefore this property automatically is different in its requirements from the surrounding properties. We are still providing adequate landscape screening for the parking lot so the reduced width of landscape buffer will not change the overall view and look from outside the park.
4. During the early design phase, we created and reviewed with our client several different options for the design and layout of the park. It was agreed that the proposed design provides the client with the most functional option for including the baseball field configuration (optimized for least sun in batter's eyes) and the associated parking requested for the park. If we had to comply with the full 10' buffer we would lose necessary parking at those fields.
5. We have created and reviewed with our client over a dozen different options for the design and layout of the park. It was agreed that the proposed design provides the client with the best option that includes the baseball field configuration (optimized for least sun in batter's eyes) and the associated parking requested for the park. . The site is so tight and we are fitting a lot of amenities into one small site.
6. The landscape buffer will still be planted to provide a visual screening of the associated parking lot, so the overall look of the park will be no different than if we had been able to provide the full 10' buffer.
7. The redevelopment of this park will improve the entire neighborhood and will likely be a catalyst for redevelopment and expansion. The granting of this variance will not negatively impact the neighboring properties because we are still able to provide the landscape buffer for the parking lot.

BLUESTEN PARK VARIANCE- SIGNAGE

This variance request is related to signage proposed in the new park including four [4] monument signs located on the north, south, east and west sides fronting on the four streets around the park where only (1) sign on a property is allowed and signage located on two (2) vertical structures located as part of the new Community Facility located at the southwest corner of the site and new Fieldhouse located at the east side of the site which are considered roof signs where roof signs are not allowed.

The following are justifications for this variance request pursuant to Section 32-965 (b) :

1. Special conditions exist for this property that is different than other properties of the same zoning district is the size of the property. This parcel is 16.391 acres which is substantially larger than most parcels. Due to the size and use of this parcel, mostly civic open park space, a taller than usual sign is required to inform the public of this much needed public use land. There is also an existing very tall communication tower that is located on the property that competes with our park identity.
2. This property is very large and is bounded on one side with a one way road (SE 1st Avenue) thereby reducing vehicular traffic the opportunity for quick recognition of a destination park as this park is not only for residents but also visitors not knowing their way around the city.
3. The granting of this variance is unique in that this is a very large park, with very large open space and would not provide any special privilege that neighboring properties should be able to do if they had this unique situation.
4. The literal interpretation of the code is more applicable for developments within this zoning district where buildings are to be constructed near the street edge and mostly occupying the street frontage. These building types would most likely be retail, mixed use and residential type uses that will fill the street edge. This open space civic use does not have that opportunity.
5. We have created and reviewed with our client several different options for the signage design. It was agreed that the proposed sign provides the client with the best alternative for identification to this civic park. We believe that this solution is in context with the architecture and overall intent of the code.
6. Reviewing Section 1.6 Signage of the Hallandale Beach Design Guidelines, we believe we comply with the inherent intent of the code. 'Signs should be carefully integrated with the site, landscape and architectural design content with which they are located. Size, shape and proportions should be compatible with the size and scale of the surrounding and should not compete with or obscure other design features of the site, landscape or structures.' Therefore, our proposed design complies with this section.
7. We are confident that this application will have a positive effect on the surrounding properties and will be an asset to the local neighbors as well as the entire city.

BLUESTEN PARK VARIANCE- RIGHT OF WAY

This variance request is related to the reduction of the Right of Way on SE 1st Ave from 50 ft to 40 ft.

The following are justifications for this variance request pursuant to Section 32-965 (b):

1. Special conditions exist for this property that inhibit us from being able to provide the requested 50' Right-of-Way (ROW). The site is bisected in the southern half by a lease area for a cellular tower. This lease area limits the developable area of the park and the configurations that can be used to adequately provide the full scope of services and amenities that the city has requested for the site. Therefore, we are proposing a 40' ROW dedication to SE 1st Avenue so that we can still fit all the requested scope items in the park.
2. This property has a special condition that it has never had a ROW dedication on the west boundary along SE 1st Avenue. The ROW to the south of SE 7th Avenue is 50' and the ROW to the north of SE 5th Street is 30'. Therefore our 40' ROW dedication will serve as the transition between those two varying ROW dedications.
3. This parcel is a park and is being redeveloped as a park. Neighboring properties are independently owned and will likely (when redeveloped) be developed as residential. Therefore this property automatically is different in its requirements from the surrounding properties.
4. During the early design phase, we created and reviewed with our client several different options for the design and layout of the park. It was agreed that the proposed design provides the client with the most functional option for including all the necessary amenities into this civic park. If the 50' ROW is enforced, then we will likely have to remove a basketball court from the design.
5. We have created and reviewed with our client several different options for the design and layout of the park. It was agreed that the proposed design provides the client with the best option for including all the necessary amenities into this civic park. We made a point to hold the building to the east but the building footings and overhangs encroach within the 50' ROW and that is why we are asking for the 40' ROW adjustment.
6. This 40' ROW will provide the city the flexibility for future expansion of the SE 1st Avenue if there ever becomes a desire to add an additional north bound lane.
7. The redevelopment of this park will improve the pedestrian experience by providing a north/south sidewalk parallel to SE 1st Avenue, which does not exist today. This sidewalk will fall within the proposed 40' ROW and still provide a buffer between the sidewalk and roadway. The granting of this variance will not negatively impact the neighboring properties because we are still able to provide the pedestrian connectivity that does not currently exist.